

Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners

PH: Z11-077 (12-06-CZ05-1)

December 13, 2012

Item No. A

Recommendation Summary	
Commission District	1
Applicant	Miami Gardens Commons, LLC
Summary of Requests	The applicant is seeking a zone change to BU-2 and to permit less classroom space, outdoor recreation space and stacking spaces than required. Additionally, the applicant is seeking to waive the required 5' high masonry wall and permit one (1) tenant two (2) wall signs, where one sign per tenant is permitted.
Location	5901 Miami Gardens Drive, Miami-Dade County, Florida.
Property Size	2.95 acres
Existing Zoning	IU-C
Existing Land Use	Office Building
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1 - #4 and #6; denial without prejudice of request #5, unless withdrawn by the applicant.

This application was deferred from the November 27, 2012 Board of County Commissioners (BCC) meeting to allow the applicant to provide additional traffic analysis information. This application was previously deferred from the October 25, 2012 BCC meeting at the request of the district commissioner.

On June 28, 2012, pursuant to Resolution No. CZAB5-5-12, Community Zoning Appeals Board (CZAB) 5, denied with prejudice the entire application by a vote of 4 to 1. Subsequently, on July 13, 2012, the applicant appealed the CZAB 5 decision to the Board of County Commissioners (BCC) citing that no competent substantial evidence of record existed for CZAB 5 to deny the application.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from IU-C (Controlled Industrial District) to BU-2 (Special Business District).
- (2) NON-USE VARIANCE to permit a classroom space of 17,158 sq. ft. (22,675 sq. ft. required).
- (3) NON-USE VARIANCE to permit an outdoor recreation space of 1,711.95 sq. ft. (200,550 sq. ft.).
- (4) NON-USE VARIANCE to permit zero (0) stacking spaces (5 stacking spaces required).

- (5) NON-USE VARIANCE of sign regulations to permit one (1) tenant with two (2) wall signs (1 wall sign per tenant permitted).
- (6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The subject property is an existing 3-story 72,682 sq. ft. multi-tenant office building.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-C; office building	Business and Office
North	RU-4L; multi-family residential	Medium Density Residential (13 to 25 dua)
South	IU-C; commercial	Business and Office
East	IU-C; commercial and storage facility	Business and Office
West	IU-C; storage facility	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing office building located at 5901 Miami Gardens Drive. The surrounding area is characterized by commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will rezone the subject property to BU-2 and increase the visibility of tenants of the existing office building by increasing the number of signs. Additionally, approval would permit a private school with less classroom and outdoor recreational space and zero (0) auto stacking spaces for a private school. As such, the proposed school could result in additional traffic in the surrounding area and the proposed additional signage could result in visual clutter and have a negative visual impact on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* The approval of the requests sought in this application will permit the applicant to rezone the property from IU-C to BU-2, provide less classroom and outdoor space than required for a private school and increase the number of wall signs on the

existing office building. Staff opines that the requested BU-2, Special Business District, is **consistent** with the Business and Office designation of the subject property on the CDMP Land Use Plan map. Additionally, the proposed educational use is consistent with Land Use Element interpretative text for Institutions, Utilities and Communications which states that *neighborhood or community-serving institutional uses, cell towers and utilities including **schools**, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A.* Staff notes that **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Additionally staff notes that the existing office building will be utilized for the proposed educational use. The existing facility did not require a zoning hearing and was built as a matter of right and subject to the County's building permit process. Staff notes that submitted plans for this application depict the same building elevations, architectural elements, landscaping, buffering and parking areas as were previously approved although the floor plans have been modified to accommodate the proposed 907 students.

Further, the CDMP Land Use Element interpretative text for the Business and Office designation states that *in reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities.* Staff notes that memoranda submitted by the Departments of Public Works and Waste Management, the Environment Division of the Regulatory and Economic Resources, Miami-Dade Fire Rescue and Parks, Recreation and Open Spaces do not indicate any negative impact from the requested district boundary change. Therefore, staff opines that the proposed district boundary change and educational use are **consistent** with the Business and Office designation and the Land Use Element interpretative text for Institutions, Utilities and Communications and **compatible** with the surrounding area based on the that Land Use Element Policy LU-4A compatibility criteria.

ZONING ANALYSIS:

On October 24, 21012, the applicant submitted a letter to the department and informed staff that they intend to withdraw request #5 and comply with the County's sign regulations. Additionally, the applicant has offered a condition which includes additional landscaping along the north (rear) property line, in lieu of providing the required 5' high masonry wall where a business lot abuts a residentially zoned (request #6).

When request #1, District Boundary Change from IU-C to BU-2, is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **consistent** with the CDMP's LUP map Business and Office designation. The Environmental Division of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the Level of Service (LOS) standards for potable water service, wastewater disposal, or stormwater management. Further, staff opines that said request would not have an unfavorable impact on the environmental and natural resources, or economy nor burden water, sewer solid waste disposal, recreation, education or public transportation facilities as evidenced by memoranda submitted by the Departments of Public Works and

However, when request #5 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request would be out of character with the surrounding area. The applicant is requesting to permit two (2) wall signs for one (1) tenant, where only one (1) wall sign per tenant is permitted. In staff's opinion the request is incompatible with the surrounding area. Further, staff notes that in addition to the permitted one (1) wall sign per tenant, tenants of the existing office building are identified on an existing monument sign located along NW 183 Street (Miami Gardens Drive). Said monument sign faces east and west which aids in locating tenants in the existing office building by passersby traveling in either direction. Staff opines that the request is incompatible and would have a negative visual impact on the surrounding area. **As such, staff recommends denial without prejudice of request #5 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards, unless withdrawn by the applicant.**

When analyzing request #6, to waive zoning regulations requiring a 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that the request is **incompatible**. Staff notes that the BU-2 zoning district requires a 5' high decorative masonry wall when abutting RU zoned properties; however, the existing IU-C zoning district does not have the same requirement. Staff opines that the wall provides a buffer that can mitigate visual and noise impacts from the proposed educational use. However, in lieu of the required 5' high masonry wall, the applicant has proposed to increase the height of the depicted landscape hedge to a minimum of three (3) feet in height at time of planting in lieu of the masonry wall along the north (rear) property line and provide additional plant material if the Director of the Department of Regulatory and Economic Resources determines that additional material is needed to adequately buffer the parking area of the subject property from the abutting residential property to the north. Staff opines that the applicant's landscape proposal in lieu of the required 5' high masonry wall is **compatible**. Further, in staff's opinion, the proposed additional landscaping will mitigate any visual and noise impacts on the abutting property to the north. Therefore, staff recommends that in lieu of the required wall the applicant provide the proposed landscaping. **As such, staff recommends approval with conditions under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing office building with only one (1) ingress/egress point along NW 183 Street (Miami Gardens Drive). There are 247 parking spaces for the proposed private school and existing office uses.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

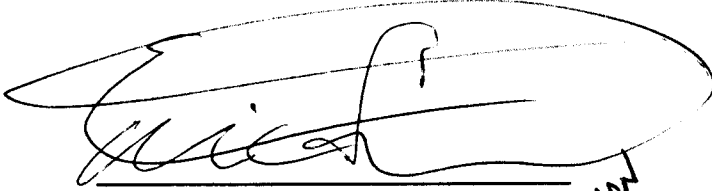
RECOMMENDATION: Approval with conditions of requests #1 - #4, and #6; denial without prejudice of request #5, unless withdrawn by the applicant.

CONDITIONS FOR APPROVAL: (for requests #1 - #4 and #6 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Miami Gardens Commons" as prepared by Gutierrez & Lorenzo Architects, dated stamped received, 03/21/2012 consisting of 6 sheets, except as herein modified to show: i) a vehicular driveway connection to the existing access route across the eastern property line; ii) an increase in the height of the depicted landscape hedge to a minimum of three (3) feet in height at time of planting in lieu of the masonry wall along the north (rear) property line, together with additional plant material if the Director of the Department of Regulatory and Economic Resources determines that such material is necessary to provide sufficient opacity to buffer the adjoining property from illumination from headlights; and iii) removal of depicted additional tenant signs to show one sign per tenant.

3. That the use be established and maintained in accordance with the approved plan.
4. That at the time of Certificate of Use issuance and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the administrator of the school detailing the number of students that are currently enrolled in said facility.
5. That the enrollment of the private school be limited to 907 college students.

ES:MW:NN:CH:AN

A large, stylized handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line. To the right of the signature, the letters 'NN' are handwritten vertically.

Eric Silva, AICP, Assistant Director
Development Services
Miami-Dade County
Department of Regulatory and Economic Resources

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i></p>
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ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

Institutions, Utilities and Communications (Pg. I-53)	Neighborhood or community-serving institutional uses , cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan
Land Use Element Policy LU-4A (Pg. I-11)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
33-311(A)(4)(b)	Upon appeal or direct application in specific cases, the Board shall hear and grant applications

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ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

Non-Use Variances From Other Than Airport Regulations	for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.								
33-151.14. – Private colleges and universities (a)	Main campus requirements. Private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established herein for high school facilities. Above thirty (30) acres, in addition to said minimum standards, said facilities shall be subject to intensive review by the Department and the County Commission utilizing the study entitled "Physical Standards for Proposed Private Educational Facilities in Unincorporated Miami-Dade County," adopted pursuant to Resolution No. R-633-77.								
33-151.18. - Physical standards(a, c & e)	<p>(a) Outdoor areas. Outdoor recreation/play areas shall be in accordance with the following minimum standards, calculated in terms of the proposed maximum number of children for attendance at the school at any one (1) time unless otherwise indicated.</p> <p style="text-align: center;"><i>Minimum Standards for Outdoor Recreation Playground/Play Areas</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">School categories</th><th style="text-align: left;">Required area</th></tr> </thead> <tbody> <tr> <td>Day nursery/kindergarten and preschool and after-school care</td><td>45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time</td></tr> <tr> <td>Elementary school (grades 1—6)</td><td>500 square feet per student for the first 30 students; thereafter, 300 square feet per student</td></tr> <tr> <td>Junior and senior high school (grades 7—12)</td><td>800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student</td></tr> </tbody> </table> <p>(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, shall be provided for a minimum of two (2) automobiles for schools with twenty (20) to forty (40) children; schools with forty (40) to sixty (60) [children] shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.</p> <p>(e) Classroom size. All spaces shall be calculated on the effective net area usable for instruction or general care of the group to be housed. This space shall not include kitchen areas, bathrooms, hallways, teachers' conference rooms, storage areas, or any other interior space that is not used for instruction, play or other similar activities. The minimum classroom space shall be determined by multiplying the maximum proposed number of pupils for attendance at any one (1) time by the minimum square footages, (1) through (4) below. Where a private educational facility is nongraded, calculations shall be based on the age level that corresponds to the grade level in the public school system. Where a school includes more than one (1) of the following categories, each category shall be individually computed:</p> <p>(1) Day nursery and kindergarten, preschool and afterschool care, 35 square feet per pupil.</p> <p>(2) Elementary (grades 1—6), 30 square feet per pupil.</p> <p>(3) Junior high and senior high (grades 7—12), 25 square feet per pupil.</p> <p>(4) Baby-sitting service, 22 square feet of room area per child.</p>	School categories	Required area	Day nursery/kindergarten and preschool and after-school care	45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time	Elementary school (grades 1—6)	500 square feet per student for the first 30 students; thereafter, 300 square feet per student	Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student
School categories	Required area								
Day nursery/kindergarten and preschool and after-school care	45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time								
Elementary school (grades 1—6)	500 square feet per student for the first 30 students; thereafter, 300 square feet per student								
Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student								

ZONING ACTION

MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



DATE: 11/27/2012

#Z-

ITEM: A.

APPLICANT: MIAMI GARDENS COMMONS, LLC
(12-6-CZS-1/11-077)

MOTION: DEFERRED TO DEC 13, 2012 WITH NO FURTHER NOTICE.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro		X		
Bell		X		
Bovo		X		
Diaz				X
Heyman		X		
Jordan	M	X		
Monestime		X		
Moss				X
Sosa				X
Souto	S	X		
Suarez				X
Zapata		X		
Vice Chairwoman Edmonson		X		
TOTAL		9	0	4

ZONING ACTION

MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



DATE: October 25, 2012

#Z-

ITEM: 1

APPLICANT: Miami Gardens Commons, LLC (12-6-CZ5-1/11-077)

MOTION: to defer the foregoing application to the November 27, 2012, BCC Zoning Hearing.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Bell		X		
Bovo				X
Diaz	S	X		
Heyman		X		
Jordan				X
Monestime		X		
Moss				X
Sosa	M	X		
Souto		X		
Suarez				X
Vice Chairwoman Edmonson				X
Chairman Martinez		X		
TOTAL		7	0	6

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 5
MOTION SLIP

#1

APPLICANT'S NAME: **MIAMI GARDENS COMMONS, LLC**

REPRESENTATIVE: John Herin

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
12-06-CZ5-1 (11-077)	June 28, 2012	CZAB5	5	12

REC: Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

<input type="checkbox"/> WITHDRAW:	<input type="checkbox"/> APPLICATION	<input type="checkbox"/> ITEM(S): _____
<input type="checkbox"/> DEFER:	<input type="checkbox"/> INDEFINITELY	<input type="checkbox"/> TO: _____ <input type="checkbox"/> W/LEAVE TO AMEND
<input checked="" type="checkbox"/> DENY:	<input checked="" type="checkbox"/> WITH PREJUDICE	<input type="checkbox"/> WITHOUT PREJUDICE
<input type="checkbox"/> ACCEPT PROFFERED COVENANT	<input type="checkbox"/> ACCEPT REVISED PLANS	
<input type="checkbox"/> APPROVE:	<input type="checkbox"/> PER REQUEST	<input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.
	<input type="checkbox"/> WITH CONDITIONS	
<input type="checkbox"/>		

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIR WOMAN	S	Joanne CARBANA	X		
COUNCILMAN		Ira J. PAUL	X		
COUNCILMAN	M	Leonardo A. PEREZ	X		
COUNCILMAN		Alexander C. SENDEROFF	X		
CHAIRMAN		Juan A. GARCIA (C.A.)		X	
VOTE:			4	1	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: **JOHN MCINNIS**

12

A. MIAMI GARDENS COMMONS, LLC
(Applicant)

12-6-CZ5-1 (11-077)
Area 05/District 01
Hearing Date: 12/13/12

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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None

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

Date: July 25, 2012

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources 

Subject: C-05 #Z2011000077-1st Revision
Miami Gardens Commons, LLC
5901 Miami Gardens Drive
District Boundary Change from IU-C to BU-2 and to Waive the
Required 5' High Masonry Wall where a Business Lot Abuts a
Residentially Zoned Property from the Rear Property Line
(IU-C) (2.95 Acres)
12-52-40

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The proposed District Boundary Zone change from IU-C to BU-2 will not affect the existing stormwater management system. However, any change to the existing stormwater management system will require a modification to the previously approved SFWMD ERP 13-02936-P-02.

Wetlands

Although the subject property is not located within a designated wetland basin, it does contain jurisdictional wetlands as defined by Section 24-5 of the Code. However, a Class IV Wetland Permit FW02-112 was issued for this property for the clearing and filling of 2.48 acres of jurisdictional wetlands for commercial purposes. The permit expired on June 26, 2009.

Therefore, the Department has no objection to the scheduling of this zoning application provided that no impacts occur beyond what was permitted on this site. Any additional work in jurisdictional wetlands will require a new Class IV Wetland Permit.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Operating Permits

Section 24-18 of the Code authorizes the Department to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district may be required. The Permitting Section of Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. This Department's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at (305)-372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

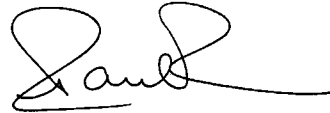
PH# Z2011000077
CZAB - C05

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI GARDENS COMMONS, LLC

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal stroke extending to the right.

Raul A Pino, P.L.S.

16-SEP-11

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #11-077 Miami Gardens Commons, LLC

Application: *Miami Gardens Commons, LLC* is requesting a district boundary change from Industrial District, conditional (IU-C) to Special Business District (BU-2) to allow for the site to accommodate an ITT Technical Institute. The applicant also requests non-use variances to waive requirements to build a wall at the rear of the property line; develop an outdoor recreation/ play area; address "auto stacking" or the dropping off and picking up of children that do not drive or use public transportation; and address a standardized classroom size.

Size: The subject property is approximately 2.958 acres.

Location: The subject property is located at 5901 Miami Gardens Drive, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrence Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The placement of an ITT Technical Institute on the property will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends").
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. Paved throughway of adequate width (minimum 15 feet).

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

APPELLANT MUST SIGN THIS PAGE

Date: 7th day of July, year: 2012

Signed _____

John R. Herin, Jr.

Print Name

P.O. Box 2328
Fort Lauderdale, Florida 33303-9998

Mailing Address

(954) 761-8111

(954) 761-8112

Phone

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Broward

Before me the undersigned authority, personally appeared John R. Herin, Jr.
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

R. Boughey
Signature

Rita Boughey
Print Name

Deborah E. Sabido
Signature

Deborah E. SABIDO
Print Name

[Signature]
Appellant's signature

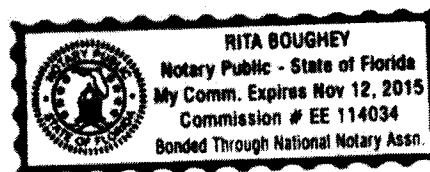
John R. Herin, Jr.
Print Name

Sworn to and subscribed before me on the 1 day of July, year 2012.

Appellant is personally know to me or has produced _____ as
identification.

[Signature]
Notary
(Stamp/Seal)

Commission Expires:
[b. forms/affidapl.sam(9/08)]



RESOLUTION NO. CZAB5-5-12

WHEREAS, MIAMI GARDENS COMMONS, LLC applied for the following:

- (1) DISTRICT BOUNDARY CHANGE from IU-C to BU-2.
- (2) NON-USE VARIANCE of zoning regulations as applied to private school requirements to permit a classroom space of 17,158 sq. ft. (22,675 sq. ft. required).
- (3) NON-USE VARIANCE of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (200,550 sq. ft. required).
- (4) NON-USE VARIANCE of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (5autostacking spaces required).
- (5) NON-USE VARIANCE of sign regulations to permit 1 tenant with 2 wall signs (1 wall sign per tenant permitted).
- (6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B", less the West 193.88 feet thereof, Miami Gardens Corporate Park, Plat Book 130, Page 36.

LOCATION: 5901 Miami Gardens Drive, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-2 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested non-use variance of zoning regulations as applied to private school requirements to permit a classroom space of 17,158

sq. ft (Item #2), the requested non-use variance of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (Item #3), the requested non-use variance of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (Item #4), the requested non-use variance of sign regulations to permit 1 tenant with 2 wall signs (Item #5), and the requested non-use variance to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line (Item #6) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and should be denied, and

WHEREAS, a motion to deny the application with prejudice was offered by Leonardo A. Perez, seconded by Joanne Carbana, and upon a poll of the members present the vote was as follows:

Joanne Carbana	aye	Leonardo A. Perez	aye
Ira J. Paul	aye	Alexander C. Senderoff	aye

Juan A. Garcia	nay
----------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5, that the requested district boundary change to BU-2 (Item #1) be and the same is hereby denied with prejudice.

BE IT FURTHER RESOLVED that the requested non-use variance of zoning regulations as applied to private school requirements to permit a classroom space of 17,158 sq. ft (Item #2), the requested non-use variance of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (Item #3), the requested non-use variance of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (Item #4), the requested non-use variance of

sign regulations to permit 1 tenant with 2 wall signs (Item #5), and the requested non-use variance to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line (Item #6) be and the same are hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources.

PASSED AND ADOPTED this 28th day of June, 2012.

Hearing No. 12-06-CZ5-1

ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

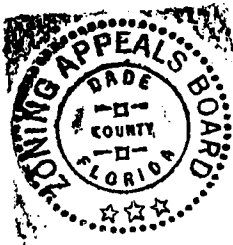
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-5-12 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of July, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of July, 2012.



Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Regulatory and Economic
Resources

SEAL



**Child Care Check List for
Day Nursery, Day Care Center, Kindergarten and Private School**

School Name: J.T.T. TECHNICAL INSTITUTE

School Address: 5901 MIAMI GARDENS DR. Tax Folio # 30 - 20120100020

1. Is this an expansion to an existing school ☐ Yes ☒ No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____
 2. Total size of site: _____ x _____ = 128,862 + 43,560 sq. ft. = 2.96 acres
 3. Number of children or students requested: 907 Ages: POST SECONDARY / COLLEGE STUDENTS
APPROX.
 4. Number of teachers: 10 Number of administrative & clerical personnel: 30
APPROX.
 5. Number of classrooms: 26 Total square footage of classroom area: 17,158.86
 6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 441WAYS
13,361.18
 7. Amount of outdoor recreation/play area in square footage: 1,711.95
- NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)
8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
0 VEHICLES
 9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 128 parking spaces required by §33-124(L) 128
 10. Indicate the number of auto stacking spaces: 0 provided 5 required.
 11. Proposed height for the structure(s): 5'10" (3 STORIES) See §33-151.18(g).
WALL
 12. Size of identification sign: (5) x _____ = 1,579 sq. ft. See §33-151.18(c).
Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
 13. Days and hours of operation: DAILY 6:00 AM TO 11:00 PM
 14. Does the subject facility share the site with other facilities? ☒ Yes ☐ No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
 15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? ☐ Yes ☒ No (If yes, describe the residential uses and indicate same on the plans).

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211-077
MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x _____ (number of children) = _____ sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x _____ (number of children) = _____ sq. ft. of classroom area required.

- c. Junior High and Senior High Schools (Grades 7-12)

25 sq. ft. x 907 (number of children) = 22,675 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 22,675
TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 17,158.86

OUTDOOR RECREATION SPACE:

- a. Day nursery/Kindergarten, preschool and after school care

45 sq. ft. x _____ (1/2 of children) = _____

- b. Grades 1-6

500 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x _____ (remaining children) = _____

- c. Grades 7-12

800 sq. ft. x 30 (first 30 children) = 24,000 s.f.

300 sq. ft. x 300 (next 300 children) = 90,000 s.f.

150 sq. ft. x 577 (remaining children) = 86,550 s.f.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 200,550 s.f.
TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 1,711.95 s.f.

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

- a. 28 trees are required per net acre. Trees required: 75 Trees provided: 78

- b. Ten shrubs are required for each tree required. Shrubs required: 750 Shrubs provided: 864

- c. Grass area for organized sports/play area in square feet: 0

- d. Lawn area in square feet (exclusive of organized sports/play area): 25,824.04

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MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

School Address: 5901 MIAMI GARDENS DR. Zip Code: 33015⁴.

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 15TH day of DECEMBER at Miami-Dade County, Florida.

Signature

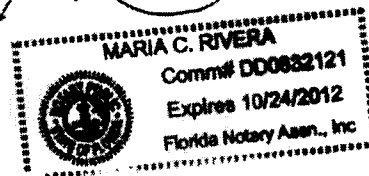
MANUEL GUTIERREZ
PROJECT ARCHITECT.

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 19TH day of JANUARY, 2012, before me personally appeared MANUEL GUTIERREZ, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:



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211-077
MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY [Signature]

Memorandum



Date: 27-JUL-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000077

Fire Prevention Unit:

APPROVAL

No objection to site plan date stamped July 6, 2011.

Service Impact/Demand

Development for the above Z2011000077
located at 5901 MIAMI GARDENS DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0098 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
<u>residential</u>		<u>Industrial</u>	
48,455	square feet	<u>N/A</u>	square feet
<u>Office</u>		<u>Institutional</u>	
24,227	square feet	<u>N/A</u>	square feet
<u>Retail</u>		<u>nursing home/hospitals</u>	

Based on this development information, estimated service impact is: 17.85 alarms-annually.
The estimated average travel time is: 7:15 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 51 - Honey Hill - 4775 NW 199 Street Rescue

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped July 6, 2011. Substantial changes to the plan will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

Memorandum



Date: August 11, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *MN* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000077: Miami Gardens Commons, LLC

Application Name: Miami Gardens Commons, LLC

Project Location: The site is located at 5901 Miami Gardens Dr., Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from IU-C to BU-2. A non-use variance is requested to waive the requirement for a 5' high concrete masonry wall where the rear property line abuts residential property.

Impact and demand: The letter of intent specifies that the purpose of the district boundary change is for retail and office uses in an existing building. Therefore, it is assumed residential uses will not be included as a potential use. Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 04-SEP-12
REVISION 2

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

MIAMI GARDENS COMMONS, LLC

5901 MIAMI GARDENS DR, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000077

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC; No open cases. BNC: No bss cases opened/closed

Miami Gardens Commons, LLC

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Memorandum



Date: May 11, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

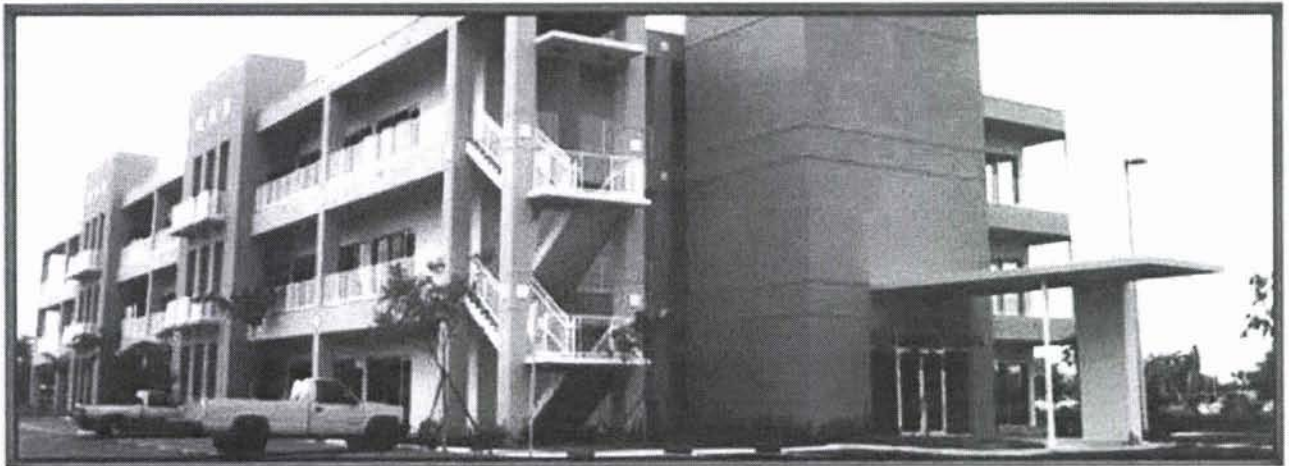
Subject: Z2011000077

Zoning Inspector: Frankie Rodriguez
Inspection date: May 11, 2012
Location: 5901 N.W. 183 St. (Miami Gardens Dr.)

The subject property has a three story office/retail building which is only occupied by three tenants all of which have been issued their Certificates of Use.

The landscape at the rear (north) property line of the subject property where the applicant is requesting the 5' high masonry wall to be waived as required where a business lot abuts a residentially zoned property is well maintained with green area with shrubs and trees. The abutting residential property has a chain link fence at the share rear property line of the subject property with a 6' well maintained ficus hedge with Queen palm trees.

No unauthorized uses were observed. Most of the vacant units will have to be built out to suit since the interior space is just a shell.



Miami Gardens Commons

1701 Miami Gardens Commons Dr. Miami, FL

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 211-077
 JUL 06 2011

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

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JUL 06 2011

DISCLOSURE OF INTEREST*

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MIAMI-DADE COUNTY
PROC. # 211-077
DATE MAR 25 2012
BY DAH

ZONING HEARINGS SECTION

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: MIAMI GARDENS COMMUNITY, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Fernando Sanchez</u>	<u>100%</u>
<u>18300 NW 62nd Ave #300</u>	
<u>Miracle, FL 33015</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

RECEIVED

MIAMI-DADE COUNTY

PLANNING AND ZONING DEPT. (if applicable)

DATE: MAR 21 2012

BY: DAH

Percentage of Interest

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311-077
JUL 06 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

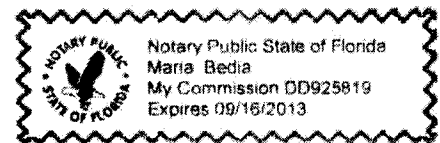
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 24 day of May, 20 11. Affiant is personally know to me or has produced Know to me as identification.

Maria Bedia
(Notary Public)

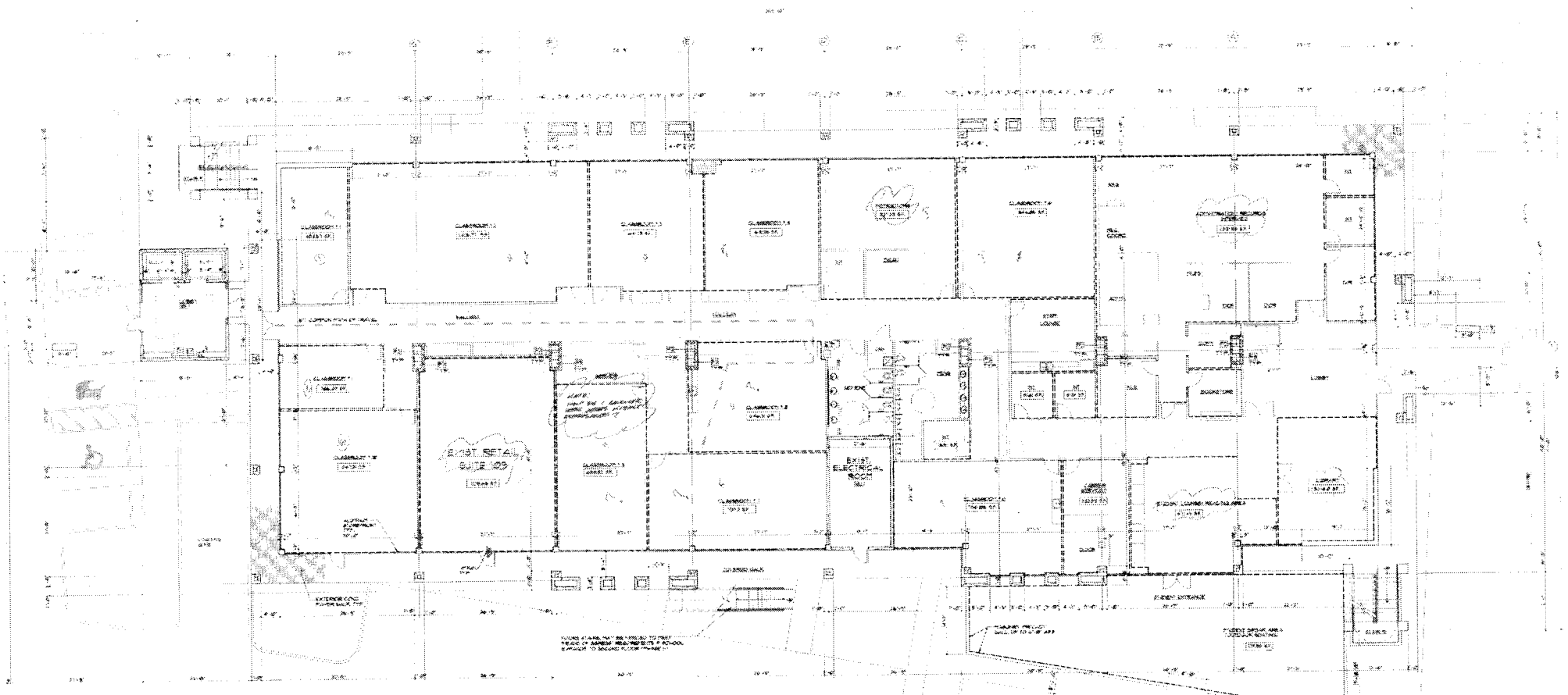
My commission expires: 9/16/13



Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

39



FIRST FLOOR AREA CALCULATIONS ΔΔ

DESCRIPTION	AREA	CLASROOM AREA	LIBRARY AREA	STAFF LOUNGE AREA	REST AREA	TOTAL AREA
CLASROOM 1.1	1,200.00	1,200.00				1,200.00
CLASROOM 1.2	1,200.00	1,200.00				1,200.00
CLASROOM 1.3	1,200.00	1,200.00				1,200.00
CLASROOM 1.4	1,200.00	1,200.00				1,200.00
CLASROOM 1.5	1,200.00	1,200.00				1,200.00
CLASROOM 1.6	1,200.00	1,200.00				1,200.00
CLASROOM 1.7	1,200.00	1,200.00				1,200.00
CLASROOM 1.8	1,200.00	1,200.00				1,200.00
CLASROOM 1.9	1,200.00	1,200.00				1,200.00
CLASROOM 1.10	1,200.00	1,200.00				1,200.00
CLASROOM 1.11	1,200.00	1,200.00				1,200.00
CLASROOM 1.12	1,200.00	1,200.00				1,200.00
CLASROOM 1.13	1,200.00	1,200.00				1,200.00
CLASROOM 1.14	1,200.00	1,200.00				1,200.00
LIBRARY	1,200.00		1,200.00			1,200.00
STAFF LOUNGE			1,200.00	1,200.00		2,400.00
REST AREA				1,200.00	1,200.00	2,400.00
TOTAL	14,400.00	14,400.00	1,200.00	2,400.00	2,400.00	20,400.00

RECEIVED
 2-11-01
 MAR 21 2012

ZONING SERVICES SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY

1ST FLOOR PLAN (PHASE I) Δ

FIRE SPRINKLER NOTES

1. ALL AREAS SHALL BE SPRINKLERED TO MEET THE REQUIREMENTS OF THE MIAMI-DADE COUNTY FIRE DEPARTMENT.

2. SPRINKLER HEADS SHALL BE INSTALLED AT 10' ONCE THE HEADS ARE IN PLACE, THE SPRINKLER SHALL BE INSTALLED.

3. ALL AREAS SHALL BE SPRINKLERED TO MEET THE REQUIREMENTS OF THE MIAMI-DADE COUNTY FIRE DEPARTMENT.

RECEIVED
 MAR 21 2012



GUTIERREZ & LOZANO ARCHITECTS

1000 S.W. 10TH AVENUE, SUITE 1000
 MIAMI, FL 33135
 TEL: (305) 571-1234
 FAX: (305) 571-1234

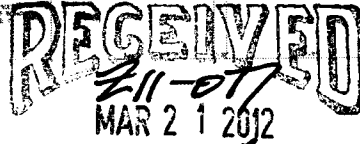
PROJECT	1000 S.W. 10TH AVENUE, SUITE 1000
DATE	10/1/00
DESIGNER	GUTIERREZ & LOZANO ARCHITECTS
CLIENT	MIAMI GARDEN COMMONS
LOCATION	MIAMI, FL
SCALE	1/8" = 1'-0"
DATE	10/1/00
BY	GUTIERREZ & LOZANO ARCHITECTS

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS

8001 MIAMI GARDENS DRIVE
 MIAMI, MIAMI DADE COUNTY, FL

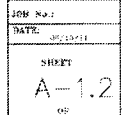
SHEET TITLE:
 1ST FLOOR PLAN (PHASE I)

JOB NO.
 DATE
 SHEET
A-1.1
 OF



ZONING HEADINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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211-077
MAR 21 2012

BY_

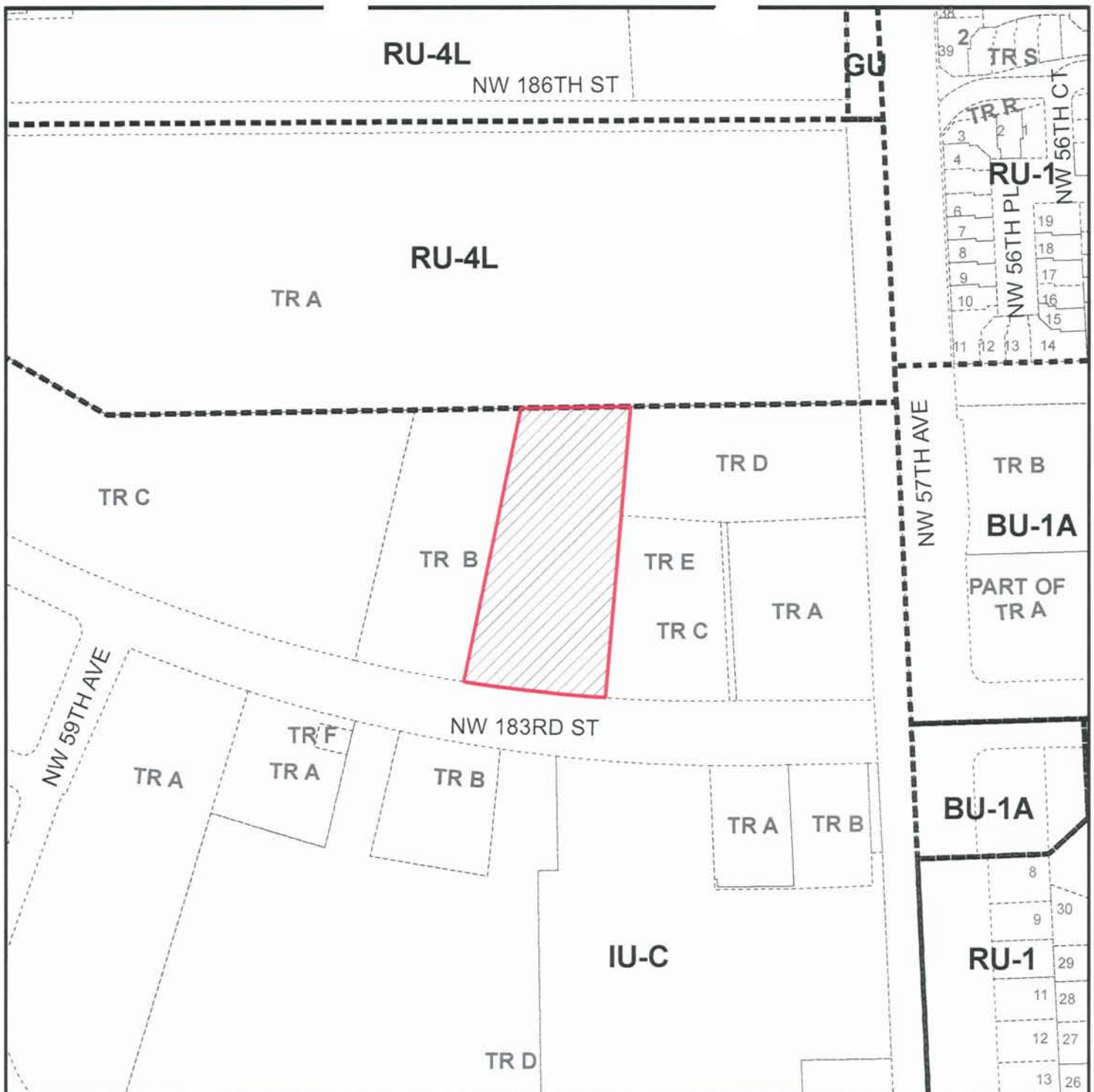


CAMPUS ORGANIZATION
STATE OF FLA. REG. NO. 200-67

1

Q88 No.:
DATE: 08/12/82
SHEET
A-1.3
OF

0120-7179(199809)10:3:1-*T*



MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000077

Section: 12 Township: 52 Range: 40
 Applicant: MIAMI GARDENS COMMONS, LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
		43



MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number

Z2011000077



Section: 12 Township: 52 Range: 40
 Applicant: MIAMI GARDENS COMMONS, LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

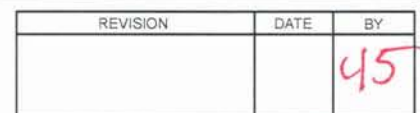


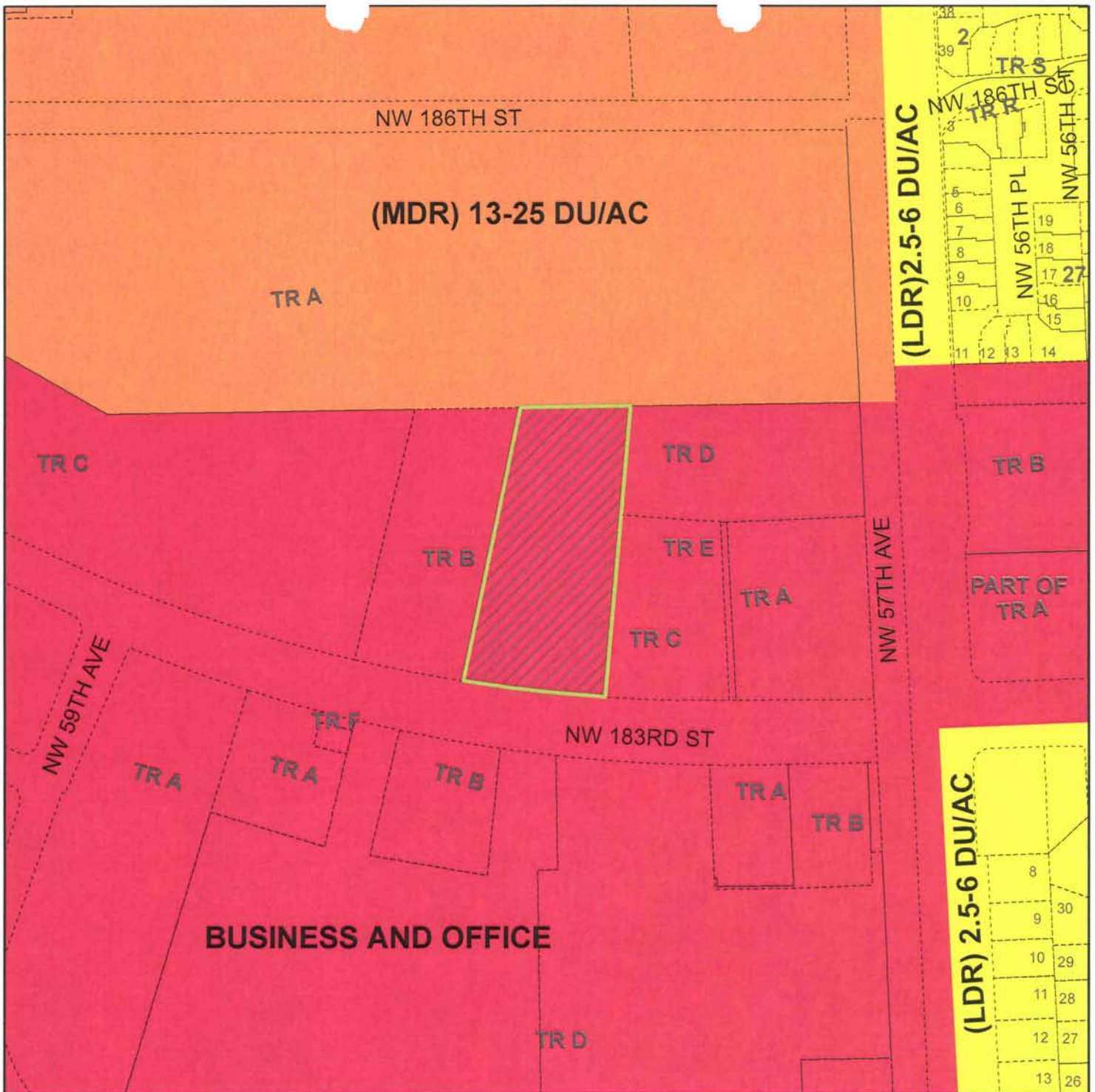
Subject Property



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
		44





MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000077



Section: 12 Township: 52 Range: 40
Applicant: MIAMI GARDENS COMMONS, LLC
Zoning Board: C5
Commission District: 1
Drafter ID: KEELING STENNETT
Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z11-077 (12-06-CZ05-1)

November 27, 2012

Item No. A

Recommendation Summary	
Commission District	1
Applicant	Miami Gardens Commons, LLC
Summary of Requests	The applicant is seeking a zone change to BU-2 and to permit less classroom space, outdoor recreation space and stacking spaces than required. Additionally, the applicant is seeking to waive the required 5' high masonry wall and permit one (1) tenant two (2) wall signs, where one sign per tenant is permitted.
Location	5901 Miami Gardens Drive, Miami-Dade County, Florida.
Property Size	2.95 acres
Existing Zoning	IU-C
Existing Land Use	Office Building
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1 - #4 and #6; denial without prejudice of request #5, unless withdrawn by the applicant.

This application was deferred from the October 25, 2012 Board of County Commissioners meeting at the request of the district commissioner.

On June 28, 2012, pursuant to Resolution No. CZAB5-5-12, Community Zoning Appeals Board (CZAB) 5, denied with prejudice the entire application by a vote of 4 to 1. Subsequently, on July 13, 2012, the applicant appealed the CZAB 5 decision to the Board of County Commissioners (BCC) citing that no competent substantial evidence of record existed for CZAB 5 to deny the application.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from IU-C (Controlled Industrial District) to BU-2 (Special Business District).
- (2) NON-USE VARIANCE to permit a classroom space of 17,158 sq. ft. (22,675 sq. ft. required).
- (3) NON-USE VARIANCE to permit an outdoor recreation space of 1,711.95 sq. ft. (200,550 sq. ft.).
- (4) NON-USE VARIANCE to permit zero (0) stacking spaces (5 stacking spaces required).
- (5) NON-USE VARIANCE of sign regulations to permit one (1) tenant with two (2) wall signs (1 wall sign per tenant permitted).

(6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The subject property is an existing 3-story 72,682 sq. ft. multi-tenant office building.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-C; office building	Business and Office
North	RU-4L; multi-family residential	Medium Density Residential (13 to 25 du)
South	IU-C; commercial	Business and Office
East	IU-C; commercial and storage facility	Business and Office
West	IU-C; storage facility	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing office building located at 5901 Miami Gardens Drive. The surrounding area is characterized by commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will rezone the subject property to BU-2 and increase the visibility of tenants of the existing office building by increasing the number of signs. Additionally, approval would permit a private school with less classroom and outdoor recreational space and zero (0) auto stacking spaces for a private school. As such, the proposed school could result in additional traffic in the surrounding area and the proposed additional signage could result in visual clutter and have a negative visual impact on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* The approval of the requests sought in this application will permit the applicant to rezone the property from IU-C to BU-2, provide less classroom and outdoor space than required for a private school and increase the number of wall signs on the existing office building. Staff opines that the requested BU-2, Special Business District, is **consistent** with the Business and Office designation of the subject property on the CDMP Land

Use Plan map. Additionally, the proposed educational use is consistent with Land Use Element interpretative text for Institutions, Utilities and Communications which states that *neighborhood or community-serving institutional uses, cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A.* Staff notes that **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Additionally staff notes that the existing office building will be utilized for the proposed educational use. The existing facility did not require a zoning hearing and was built as a matter of right and subject to the County's building permit process. Staff notes that submitted plans for this application depict the same building elevations, architectural elements, landscaping, buffering and parking areas as were previously approved although the floor plans have been modified to accommodate the proposed 907 students.

Further, the CDMP Land Use Element interpretative text for the Business and Office designation states that *in reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities.* Staff notes that memoranda submitted by the Departments of Public Works and Waste Management, the Environment Division of the Regulatory and Economic Resources, Miami-Dade Fire Rescue and Parks, Recreation and Open Spaces do not indicate any negative impact from the requested district boundary change. Therefore, staff opines that the proposed district boundary change and educational use are **consistent** with the Business and Office designation and the Land Use Element interpretative text for Institutions, Utilities and Communications and **compatible** with the surrounding area based on the that Land Use Element Policy LU-4A compatibility criteria.

ZONING ANALYSIS:

On October 24, 21012, the applicant submitted a letter to the department and informed staff that they intend to withdraw request #5 and comply with the County's sign regulations. Additionally, the applicant has offered a condition which includes additional landscaping along the north (rear) property line, in lieu of providing the required 5' high masonry wall where a business lot abuts a residentially zoned (request #6).

When request #1, District Boundary Change from IU-C to BU-2, is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **consistent** with the CDMP's LUP map Business and Office designation. The Environmental Division of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the Level of Service (LOS) standards for potable water service, wastewater disposal, or stormwater management. Further, staff opines that said request would not have an unfavorable impact on the environmental and natural resources, or economy nor burden water, sewer solid waste disposal, recreation, education or public transportation facilities as evidenced by memoranda submitted by the Departments of Public Works and Waste Management; Parks, Recreation and Open Spaces; the Environment Division of Regulatory and Economic Resources; and Miami-Dade Fire Rescue. Additionally, said

departments indicate in their memoranda that they do not object to this application. As such, staff opines that the applicant's request for a zone change to BU-2 will not have a negative impact on the surrounding area. Staff notes that the existing office building and uses are allowed in the BU-2 zoning district. **Therefore, staff recommends approval of request #1 under Section 33-311 Standards for District Boundary Change.**

When requests #2, #3 and #4 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the requests to permit the subject property with less classroom and outdoor recreation space than required and zero (0) stacking spaces would be **compatible** with the area. In staff's opinion, requests #2, #3 and #4 maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community. Staff notes that the requested non-use variances are for a proposed private school which is allowed by right within the BU-2, Special Business District. The applicant has indicated in the letter of intent that the private school will be a post secondary facility for college aged students. Staff notes that due to the size of the subject property, the proposed private college did not meet the main campus standards for private colleges and universities listed in Section 151.14 of the Zoning Code. Said Section of the Code states that private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established for high schools; therefore, the requested non-use variances are based on the private school standards for a high school educational facility as outlined in Section 151.18. Staff notes that the requests to permit less classroom and outdoor recreation space (requests #2 and #3) are based on the proposed total of 907 students. Staff opines said requests are minimal because the school offers its students convenient class schedules that allow for attendance at anytime during the day or evening. Therefore the number of students on campus will vary and may not reach the requested 907 students at any given time. Further, staff opines that request #4 to permit zero (0) stacking spaces, where five (5) are required will not impact the traffic circulation within the parking lot or negatively impact the adjacent roadways. Additionally, staff opines that modes of transportation utilized vary for college aged students from personal vehicle, mass transit and carpooling. In the event a student is dropped off at the location, the layout of the parking lot is designed with ample space to for other vehicles to maneuver around a stopped vehicle without impacting the circulation throughout the parking lot. **As such, staff recommends approval with conditions of requests #2, #3 and #4 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards.**

However, when request #5 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request would be out of character with the surrounding area. The applicant is requesting to permit two (2) wall signs for one (1) tenant, where only one (1) wall sign per tenant is permitted. In staff's opinion the request is incompatible with the surrounding area. Further, staff notes that in addition to the permitted one (1) wall sign per tenant, tenants of the existing office building are identified on an existing monument sign located along NW 183 Street (Miami Gardens Drive). Said monument sign faces east and west which aids in locating tenants in the existing office building by passersby traveling in either direction. Staff opines that the request is incompatible and would have a negative visual impact on the surrounding area. **As such, staff recommends denial without prejudice of request #5 under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards, unless withdrawn by the applicant.**

When analyzing request #6, to waive zoning regulations requiring a 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that the request

is **incompatible**. Staff notes that the BU-2 zoning district requires a 5' high decorative masonry wall when abutting RU zoned properties; however, the existing IU-C zoning district does not have the same requirement. Staff opines that the wall provides a buffer that can mitigate visual and noise impacts from the proposed educational use. However, in lieu of the required 5' high masonry wall, the applicant has proposed to increase the height of the depicted landscape hedge to a minimum of three (3) feet in height at time of planting in lieu of the masonry wall along the north (rear) property line and provide additional plant material if the Director of the Department of Regulatory and Economic Resources determines that additional material is needed to adequately buffer the parking area of the subject property from the abutting residential property to the north. Staff opines that the applicant's landscape proposal in lieu of the required 5' high masonry wall is **compatible**. Further, in staff's opinion, the proposed additional landscaping will mitigate any visual and noise impacts on the abutting property to the north. Therefore, staff recommends that in lieu of the required wall the applicant provide the proposed landscaping. **As such, staff recommends approval with conditions under Section 33-311(A)(4)(b), Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing office building with only one (1) ingress/egress point along NW 183 Street (Miami Gardens Drive). There are 247 parking spaces for the proposed private school and existing office uses.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

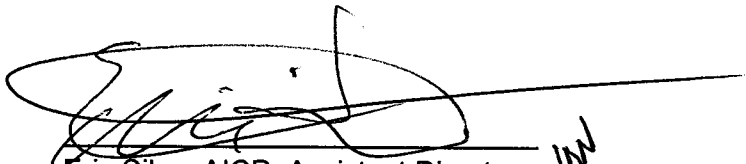
RECOMMENDATION: Approval with conditions of requests #1 - #4, and #6; denial without prejudice of request #5, unless withdrawn by the applicant.

CONDITIONS FOR APPROVAL: (for requests #1 - #4 and #6 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Miami Gardens Commons" as prepared by Gutierrez & Lorenzo Architects, dated stamped received, 03/21/2012 consisting of 6 sheets, except as herein modified to show: i) a vehicular driveway connection to the existing access route across the eastern property line; ii) an increase in the height of the depicted landscape hedge to a minimum of three (3) feet in height at time of planting in lieu of the masonry wall along the north (rear) property line, together with additional plant material if the Director of the Department of Regulatory and Economic Resources determines that such material is necessary to provide sufficient opacity to buffer the adjoining property from illumination from headlights; and iii) removal of depicted additional tenant signs to show one sign per tenant.
3. That the use be established and maintained in accordance with the approved plan.

4. That at the time of Certificate of Use issuance and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the administrator of the school detailing the number of students that are currently enrolled in said facility.
5. That the enrollment of the private school be limited to 907 students.

ES:MW:NN:CH:AN



Eric Silva, AICP, Assistant Director
Development Services
Miami-Dade County
Department of Regulatory and Economic Resources

NW

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Division of Environmental Resources Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i></p>
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ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

Institutions, Utilities and Communications (Pg. I-53)	Neighborhood or community-serving institutional uses , cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan
Land Use Element Policy LU-4A (Pg. I-11)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
33-311(A)(4)(b)	Upon appeal or direct application in specific cases, the Board shall hear and grant applications

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC

11-077

Non-Use Variances From Other Than Airport Regulations	for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.								
33-151.14. – Private colleges and universities (a)	Main campus requirements. Private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established herein for high school facilities. Above thirty (30) acres, in addition to said minimum standards, said facilities shall be subject to intensive review by the Department and the County Commission utilizing the study entitled "Physical Standards for Proposed Private Educational Facilities in Unincorporated Miami-Dade County," adopted pursuant to Resolution No. R-633-77.								
33-151.18. - Physical standards(a, c & e)	<p>(a) Outdoor areas. Outdoor recreation/play areas shall be in accordance with the following minimum standards, calculated in terms of the proposed maximum number of children for attendance at the school at any one (1) time unless otherwise indicated.</p> <p style="text-align: center;"><i>Minimum Standards for Outdoor Recreation Playground/Play Areas</i></p> <table border="1" data-bbox="440 852 1455 1167"> <thead> <tr> <th>School categories</th><th>Required area</th></tr> </thead> <tbody> <tr> <td>Day nursery/kindergarten and preschool and after-school care</td><td>45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time</td></tr> <tr> <td>Elementary school (grades 1—6)</td><td>500 square feet per student for the first 30 students; thereafter, 300 square feet per student</td></tr> <tr> <td>Junior and senior high school (grades 7—12)</td><td>800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student</td></tr> </tbody> </table> <p>(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, shall be provided for a minimum of two (2) automobiles for schools with twenty (20) to forty (40) children; schools with forty (40) to sixty (60) [children] shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.</p> <p>(e) Classroom size. All spaces shall be calculated on the effective net area usable for instruction or general care of the group to be housed. This space shall not include kitchen areas, bathrooms, hallways, teachers' conference rooms, storage areas, or any other interior space that is not used for instruction, play or other similar activities. The minimum classroom space shall be determined by multiplying the maximum proposed number of pupils for attendance at any one (1) time by the minimum square footages, (1) through (4) below. Where a private educational facility is nongraded, calculations shall be based on the age level that corresponds to the grade level in the public school system. Where a school includes more than one (1) of the following categories, each category shall be individually computed:</p> <p>(1) Day nursery and kindergarten, preschool and afterschool care, 35 square feet per pupil.</p> <p>(2) Elementary (grades 1—6), 30 square feet per pupil.</p> <p>(3) Junior high and senior high (grades 7—12), 25 square feet per pupil.</p> <p>(4) Baby-sitting service, 22 square feet of room area per child.</p>	School categories	Required area	Day nursery/kindergarten and preschool and after-school care	45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time	Elementary school (grades 1—6)	500 square feet per student for the first 30 students; thereafter, 300 square feet per student	Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student
School categories	Required area								
Day nursery/kindergarten and preschool and after-school care	45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time								
Elementary school (grades 1—6)	500 square feet per student for the first 30 students; thereafter, 300 square feet per student								
Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student								

ZONING ACTION

MEMORANDUM

Harvey Ruvin

Clerk of the Circuit and County Courts
Clerk of the Board of County Commissioners

(305) 375-5126

(305) 375-2484 FAX

www.miami-dadeclerk.com



DATE: October 25, 2012

#Z-

ITEM: 1

APPLICANT: Miami Gardens Commons, LLC (12-6-CZ5-1/11-077)

MOTION: to defer the foregoing application to the November 27, 2012, BCC Zoning Hearing.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Bell		X		
Bovo				X
Diaz	S	X		
Heyman		X		
Jordan				X
Monestime		X		
Moss				X
Sosa	M	X		
Souto		X		
Suarez				X
Vice Chairwoman Edmonson				X
Chairman Martinez		X		
TOTAL		7	0	6

MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 5
MOTION SLIP

APPLICANT'S NAME: **MIAMI GARDENS COMMONS, LLC**

#1

REPRESENTATIVE: John Herin

HEARING NUMBER	HEARING DATE	RESOLUTION NUMBER		
12-06-CZ5-1 (11-077)	June 28, 2012	CZAB5	5	12

REC: Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

<input type="checkbox"/>	WITHDRAW:	<input type="checkbox"/>	APPLICATION	<input type="checkbox"/>	ITEM(S):	
<input type="checkbox"/>	DEFER:	<input type="checkbox"/>	INDEFINITELY	<input type="checkbox"/>	TO:	<input type="checkbox"/> W/LEAVE TO AMEND
<input checked="" type="checkbox"/>	DENY:	<input checked="" type="checkbox"/>	WITH PREJUDICE	<input type="checkbox"/>	WITHOUT PREJUDICE	
<input type="checkbox"/>	ACCEPT PROFFERED COVENANT		<input type="checkbox"/> ACCEPT REVISED PLANS			
<input type="checkbox"/>	APPROVE:	<input type="checkbox"/>	PER REQUEST	<input type="checkbox"/>	PER DEPARTMENT	<input type="checkbox"/> PER D.I.C.
		<input type="checkbox"/>	WITH CONDITIONS			
<input type="checkbox"/>						

TITLE	M/S	NAME	YES	NO	ABSENT
VICE CHAIR WOMAN	S	Joanne CARBANA	X		
COUNCILMAN		Ira J. PAUL	X		
COUNCILMAN	M	Leonardo A. PEREZ	X		
COUNCILMAN		Alexander C. SENDEROFF	X		
CHAIRMAN		Juan A. GARCIA (C.A.)		X	
VOTE:			4	1	

EXHIBITS: ☒ YES ☐ NO

COUNTY ATTORNEY: JOHN MCINNIS

A. MIAMI GARDENS COMMONS, LLC
(Applicant)

12-6-CZ5-1 (11-077)
Area 05/District 01
Hearing Date: 11/27/12

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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None

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: July 25, 2012

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-05 #Z2011000077-1st Revision
Miami Gardens Commons, LLC
5901 Miami Gardens Drive
District Boundary Change from IU-C to BU-2 and to Waive the
Required 5' High Masonry Wall where a Business Lot Abuts a
Residentially Zoned Property from the Rear Property Line
(IU-C) (2.95 Acres)
12-52-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The proposed District Boundary Zone change from IU-C to BU-2 will not affect the existing stormwater management system. However, any change to the existing stormwater management system will require a modification to the previously approved SFWMD ERP 13-02936-P-02.

Wetlands

Although the subject property is not located within a designated wetland basin, it does contain jurisdictional wetlands as defined by Section 24-5 of the Code. However, a Class IV Wetland Permit FW02-112 was issued for this property for the clearing and filling of 2.48 acres of jurisdictional wetlands for commercial purposes. The permit expired on June 26, 2009.

Therefore, the Department has no objection to the scheduling of this zoning application provided that no impacts occur beyond what was permitted on this site. Any additional work in jurisdictional wetlands will require a new Class IV Wetland Permit.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Operating Permits

Section 24-18 of the Code authorizes the Department to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district may be required. The Permitting Section of Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. This Department's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at (305)-372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDM for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

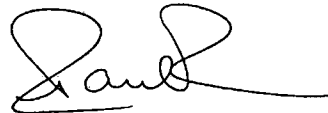
PH# Z2011000077
CZAB - C05

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI GARDENS COMMONS, LLC

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal flourish extending to the right.

Raul A Pino, P.L.S.

16-SEP-11

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #11-077 Miami Gardens Commons, LLC

Application: *Miami Gardens Commons, LLC* is requesting a district boundary change from Industrial District, conditional (IU-C) to Special Business District (BU-2) to allow for the site to accommodate an ITT Technical Institute. The applicant also requests non-use variances to waive requirements to build a wall at the rear of the property line; develop an outdoor recreation/ play area; address "auto stacking" or the dropping off and picking up of children that do not drive or use public transportation; and address a standardized classroom size.

Size: The subject property is approximately 2.958 acres.

Location: The subject property is located at 5901 Miami Gardens Drive, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The placement of an ITT Technical Institute on the property will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends").
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. Paved throughway of adequate width (minimum 15 feet).

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

APPELLANT MUST SIGN THIS PAGE

Date: 7th day of July, year: 2012
Signed [Signature]
John R. Herin, Jr. _____
P.O. Box 2328 _____
Fort Lauderdale, Florida 33303-9998 _____
Mailing Address

(954) 761-8111

Phone

(954) 761-8112

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public

(stamp/seal)

Commission expires:

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Broward

Before me the undersigned authority, personally appeared John R. Herin, Jr.
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Rita Boughey
Signature

Rita Boughey
Print Name

Deborah E. Sabido
Signature

Deborah E. SABIDO
Print Name

[Signature]
Appellant's signature
John R. Herin, Jr.
Print Name

Sworn to and subscribed before me on the 7 day of July, year 2012.

Appellant is personally know to me or has produced _____ as
identification.

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

[b:forms/affidapl.sam(9/08)]



RESOLUTION NO. CZAB5-5-12

WHEREAS, MIAMI GARDENS COMMONS, LLC applied for the following:

- (1) DISTRICT BOUNDARY CHANGE from IU-C to BU-2.
- (2) NON-USE VARIANCE of zoning regulations as applied to private school requirements to permit a classroom space of 17,158 sq. ft. (22,675 sq. ft. required).
- (3) NON-USE VARIANCE of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (200,550 sq. ft. required).
- (4) NON-USE VARIANCE of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (5autostacking spaces required).
- (5) NON-USE VARIANCE of sign regulations to permit 1 tenant with 2 wall signs (1 wall sign per tenant permitted).
- (6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B", less the West 193.88 feet thereof, Miami Gardens Corporate Park, Plat Book 130, Page 36.

LOCATION: 5901 Miami Gardens Drive, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-2 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested non-use variance of zoning regulations as applied to private school requirements to permit a classroom space of 17,158

sq. ft (Item #2), the requested non-use variance of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (Item #3), the requested non-use variance of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (Item #4), the requested non-use variance of sign regulations to permit 1 tenant with 2 wall signs (Item #5), and the requested non-use variance to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line (Item #6) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and should be denied, and

WHEREAS, a motion to deny the application with prejudice was offered by Leonardo A. Perez, seconded by Joanne Carbana, and upon a poll of the members present the vote was as follows:

Joanne Carbana	aye	Leonardo A. Perez	aye
Ira J. Paul	aye	Alexander C. Senderoff	aye

Juan A. Garcia	nay
----------------	-----

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5, that the requested district boundary change to BU-2 (Item #1) be and the same is hereby denied with prejudice.

BE IT FURTHER RESOLVED that the requested non-use variance of zoning regulations as applied to private school requirements to permit a classroom space of 17,158 sq. ft (Item #2), the requested non-use variance of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (Item #3), the requested non-use variance of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (Item #4), the requested non-use variance of

sign regulations to permit 1 tenant with 2 wall signs (Item #5), and the requested non-use variance to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line (Item #6) be and the same are hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources.

PASSED AND ADOPTED this 28th day of June, 2012.

Hearing No. 12-06-CZ5-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

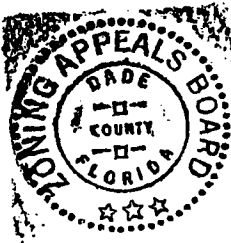
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Permitting, Environment and Regulatory Affairs or its successor as designated by the Director of the Miami-Dade County Department of Regulatory and Economic Resources and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board 5, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB5-5-12 adopted by said Community Zoning Appeals Board at its meeting held on the 28th day of July, 2012.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 6th day of July, 2012.

Earl Jones

Earl Jones, Deputy Clerk (3230)
Miami-Dade Department of Regulatory and Economic
Resources

SEAL



**Child Care Check List for
Day Nursery, Day Care Center, Kindergarten and Private School**

School Name: J.T.T. TECHNICAL INSTITUTE

School Address: 5901 MIAMI GARDENS DR. Tax Folio # 30 - 20120100020

1. Is this an expansion to an existing school ☐ Yes ☒ No If yes, indicated the number of students: _____ and age and grade ranges originally approved: _____
2. Total size of site: _____ x _____ = 128,862 + 43,560 sq. ft. = 2.96 acres
3. Number of children or students requested: 907 Ages: POST SECONDARY / COLLEGE STUDENTS
4. Number of teachers: 10 ^{APPROX.} Number of administrative & clerical personnel: 30 ^{APPROX.}
5. Number of classrooms: 26 Total square footage of classroom area: 17,158.86
6. Total square footage of non-classroom area (offices, bathrooms, kitchens, closets): 13,361.18 ^{HALLWAYS}
7. Amount of outdoor recreation/play area in square footage: 1,711.95

NOTE: Location requirement for outdoor recreation/play areas must conform to §33-151.18(j)

8. Number & type of vehicle(s) that will be used in conjunction with the operation of the facility:
0 VEHICLES
9. Number of parking spaces provided for staff, visitors and transportation vehicles: parking spaces provided 128 parking spaces required by §33-124(L) 128
10. Indicate the number of auto stacking spaces: 0 provided 5 required.
11. Proposed height for the structure(s): 5'-0" (3 STORIES) See §33-151.18(g).
WALL
12. Size of identification sign: (5) x _____ = 1,579 sq. ft. See §33-151.18(c).
Signage will require a separate permit. Contact the Permit Section at (786) 315-2100.
13. Days and hours of operation: DAILY 6:00 AM TO 11:00 PM
14. Does the subject facility share the site with other facilities? ☒ Yes ☐ No. (If yes, the space which will be used solely for the school facility during the hours of operation must be indicated on the plans, pursuant to §33-151.16).
15. If the school will include residential uses, do such uses meet the standards provided in §33-151.17? ☐ Yes ☒ No (If yes, describe the residential uses and indicate same on the plans).

RECEIVED
211-077
MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

PHYSICAL STANDARDS: OUTDOOR RECREATION SPACE AND CLASSROOM SPACE MUST BE CALCULATED IN TERMS OF THE MAXIMUM NUMBER OF CHILDREN IN ATTENDANCE AT ANY ONE TIME.

The following information will determine the maximum number of children permitted at the facility. WHEN GRADE LEVELS OVERLAP, THE MORE RESTRICTIVE SHALL BE USED.

CLASSROOM SPACE: Calculated by grade levels.

- a. Day Nursery/Kindergarten, preschool and after-school care

35 sq. ft. x _____ (number of children) = _____ sq. ft. of classroom area required.

- b. Elementary Grades 1-6

30 sq. ft. x _____ (number of children) = _____ sq. ft. of classroom area required.

- c. Junior High and Senior High Schools (Grades 7-12)

25 sq. ft. x 907 (number of children) = 22,675 sq. ft. of classroom area required.

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA REQUIRED: 22,675

TOTAL SQUARE FOOTAGE OF CLASSROOM AREA PROVIDED: 17,158.86

OUTDOOR RECREATION SPACE:

- a. Day nursery/Kindergarten, preschool and after school care

45 sq. ft. x _____ (1/2 of children) = _____

- b. Grades 1-6

500 sq. ft. x _____ (first 30 children) = _____

300 sq. ft. x _____ (remaining children) = _____

- c. Grades 7-12

800 sq. ft. x 30 (first 30 children) = 24,000 s.f.

300 sq. ft. x 300 (next 300 children) = 90,000 s.f.

150 sq. ft. x 577 (remaining children) = 86,550 s.f.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE REQUIRED: 200,550 s.f.

TOTAL SQUARE FOOTAGE OF OUTDOOR RECREATION SPACE PROVIDED: 1,711.95 s.f.

TREES: See §33-151.18(g), and the Planning Division (12th Floor) for additional requirements.

- a. 28 trees are required per net acre. Trees required: 75 Trees provided: 78

- b. Ten shrubs are required for each tree required. Shrubs required 750 Shrubs provided 864

- c. Grass area for organized sports/play area in square feet: 0

- d. Lawn area in square feet (exclusive of organized sports/play area): 25,824.04

RECEIVED
2-11-07
MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

School Address: 5901 MIAMI GARDENS DR. Zip Code: 33015⁴.

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 15TH day of DECEMBER at Miami-Dade County, Florida.

Signature

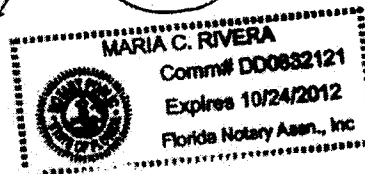
MANUEL GUTIERREZ
PROJECT ARCHITECT.

WITNESSES:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 19TH day of JANUARY 2012, before me personally appeared MANUEL GUTIERREZ, to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

MY COMMISSION EXPIRES:



RECEIVED
Z-11-DT
MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

Memorandum



Date: 27-JUL-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000077

Fire Prevention Unit:

APPROVAL

No objection to site plan date stamped July 6, 2011.

Service Impact/Demand

Development for the above Z2011000077
located at 5901 MIAMI GARDENS DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0098 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
48,455	square feet	N/A	square feet
<u>Office</u>		<u>institutional</u>	
24,227	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 17.85 alarms-annually.
The estimated average travel time is: 7:15 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 51 - Honey Hill - 4775 NW 199 Street Rescue

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped July 6, 2011. Substantial changes to the plan will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue Department Planning Section at 786-331-4540.

Memorandum



Date: August 11, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *M. I. Nardi* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000077: Miami Gardens Commons, LLC

Application Name: Miami Gardens Commons, LLC

Project Location: The site is located at 5901 Miami Gardens Dr., Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from IU-C to BU-2. A non-use variance is requested to waive the requirement for a 5' high concrete masonry wall where the rear property line abuts residential property.

Impact and demand: The letter of intent specifies that the purpose of the district boundary change is for retail and office uses in an existing building. Therefore, it is assumed residential uses will not be included as a potential use. Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

DATE: 04-SEP-12
REVISION 2

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

MIAMI GARDENS COMMONS, LLC

5901 MIAMI GARDENS DR, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000077

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC; No open cases. BNC: No bss cases opened/closed

Miami Gardens Commons, LLC

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Memorandum



Date: May 11, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

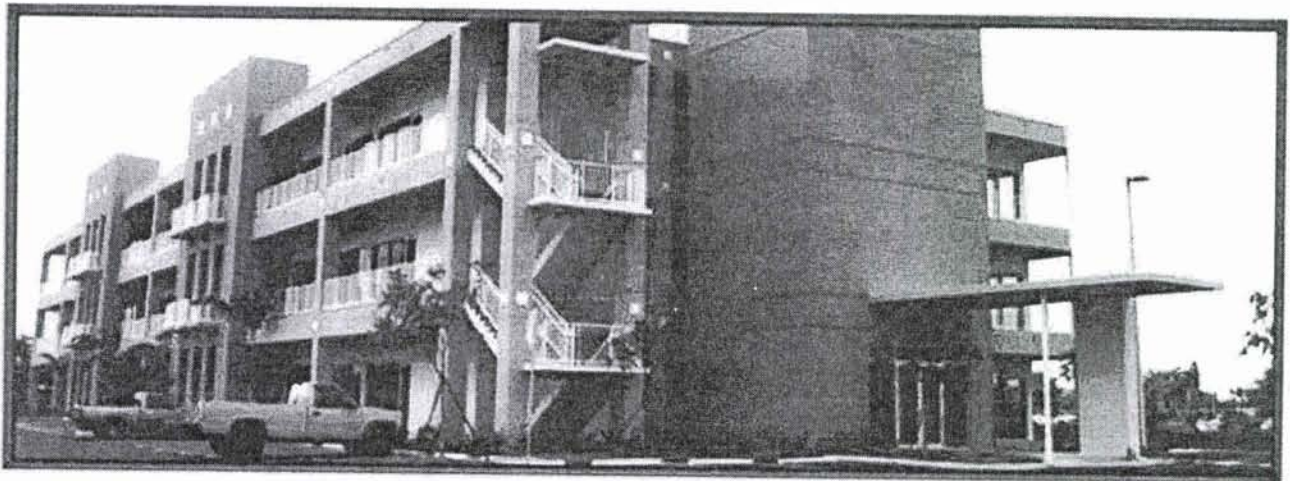
Subject: Z2011000077

Zoning Inspector: Frankie Rodriguez
Inspection date: May 11, 2012
Location: 5901 N.W. 183 St. (Miami Gardens Dr.)

The subject property has a three story office/retail building which is only occupied by three tenants all of which have been issued their Certificates of Use.

The landscape at the rear (north) property line of the subject property where the applicant is requesting the 5' high masonry wall to be waived as required where a business lot abuts a residentially zoned property is well maintained with green area with shrubs and trees. The abutting residential property has a chain link fence at the share rear property line of the subject property with a 6' well maintained ficus hedge with Queen palm trees.

No unauthorized uses were observed. Most of the vacant units will have to be built out to suit since the interior space is just a shell.



Miami Gardens Commons

5901 Miami Gardens Dr. Miami, FL

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BY

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JUL 06 2011

DISCLOSURE OF INTEREST*

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MIAMI-DADE COUNTY
PROCESS # 211-077
DATE MAR 21 2012
BY: DAH

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: MIAMI GARDENS COMMUNITY, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Fernando Sanchez</u>	<u>100%</u>
<u>18300 NW 62nd Ave #300</u>	
<u>Mialeah, FL 33015</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

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PLANNING AND ZONING DEPT.
DATE: MAR 21 2012
BY: DAH

Percentage of Interest

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211-077
JUL 06 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

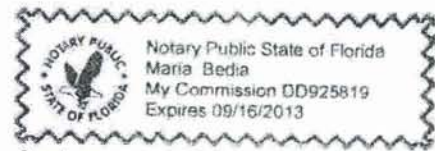
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 24 day of May, 20 11. Affiant is personally know to me or has produced Know to me as identification.

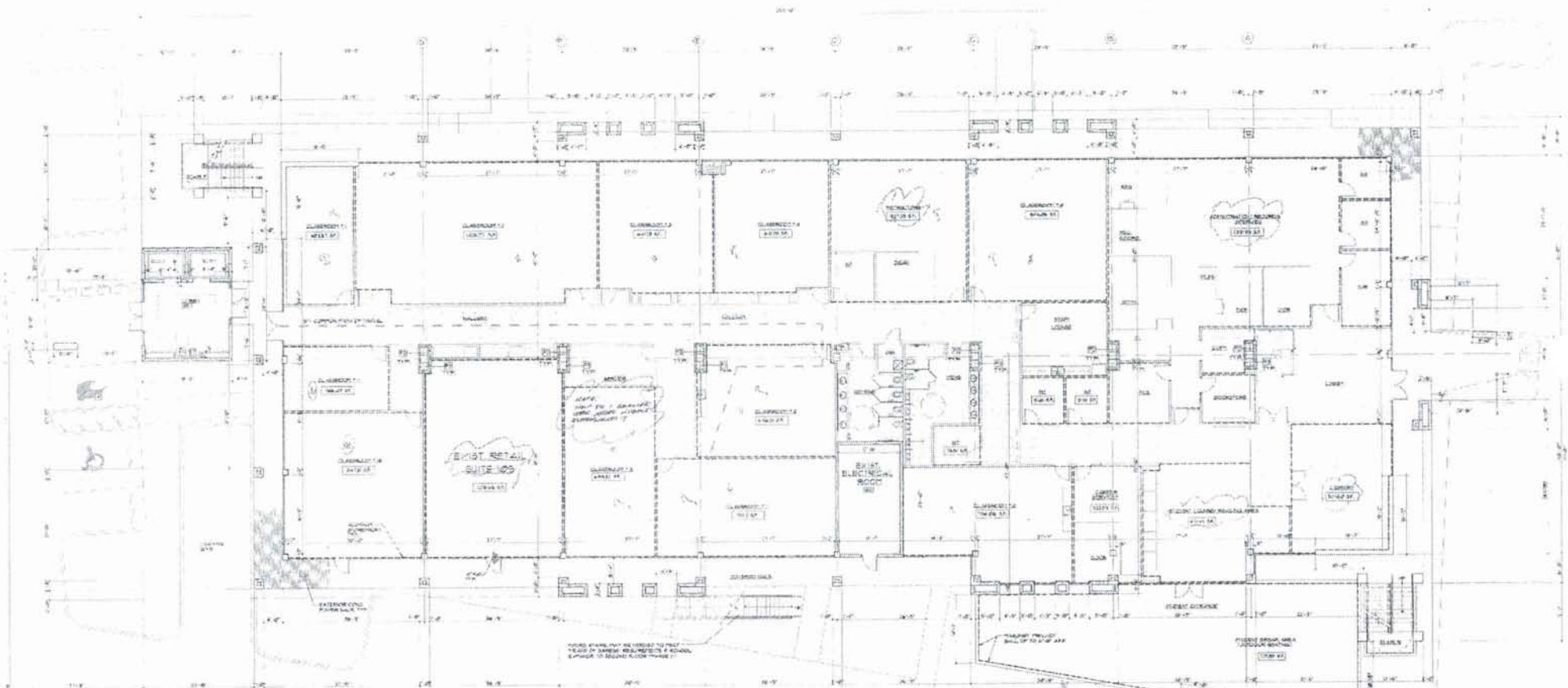
Maria Beedia
(Notary Public)

My commission expires: 9/16/13



Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

[illegible]

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MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

1ST FLOOR PLAN (PHASE I) Δ

FIRE SPRINKLER NOTES

1. **QUESTION:** What is the difference between a *strong* and a *weak* type?
ANSWER: A strong type is one that is not a subtype of any other type. A weak type is one that is a subtype of another type.

2. **QUESTION:** What is the difference between a *strong* and a *weak* type?
ANSWER: A strong type is one that is not a subtype of any other type. A weak type is one that is a subtype of another type.

3. **QUESTION:** What is the difference between a *strong* and a *weak* type?
ANSWER: A strong type is one that is not a subtype of any other type. A weak type is one that is a subtype of another type.

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MAY 2 1 200



GUTIERREZ
& LOZANO
ARCHITECTS

1990-91 1990-91 1990-91 1990-91
 1990-91 1990-91 1990-91 1990-91
 1990-91 1990-91 1990-91 1990-91
 1990-91 1990-91 1990-91 1990-91

<p>  警告 本设备在运行过程中，请勿触摸内部带电部件，以免发生触电事故。 </p>	
<p>  警告 请勿在设备附近使用易燃、易爆物品，以免发生火灾。 </p>	<p>  警告 请勿在设备附近使用大功率电器，以免发生短路事故。 </p>

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 2. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 3. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 4. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
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 7. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 8. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 9. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$
 10. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS

5501 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY

PE

SHEET TITLE :
21 FLUX PUMP
SCALE: 1/8"=1'-0"

JOB No. _____
DATE: _____
SHEET
A--1.1
OF _____



ZONING HEARING SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

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MAY 1 1964
COMMUNICATIONS SECTION
U.S. AIR FORCE
HAGAR, ARIZONA



Diagram 1: A rectangular structure with a height of 10 ft and a width of 10 ft. The text "10 ft" is written vertically on the left side and horizontally at the bottom. The text "10 ft" is also written horizontally on the right side.

Diagram 2: A rectangular structure with a height of 10 ft and a width of 10 ft. The text "10 ft" is written vertically on the left side and horizontally at the bottom. The text "10 ft" is also written horizontally on the right side.

5801 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL.

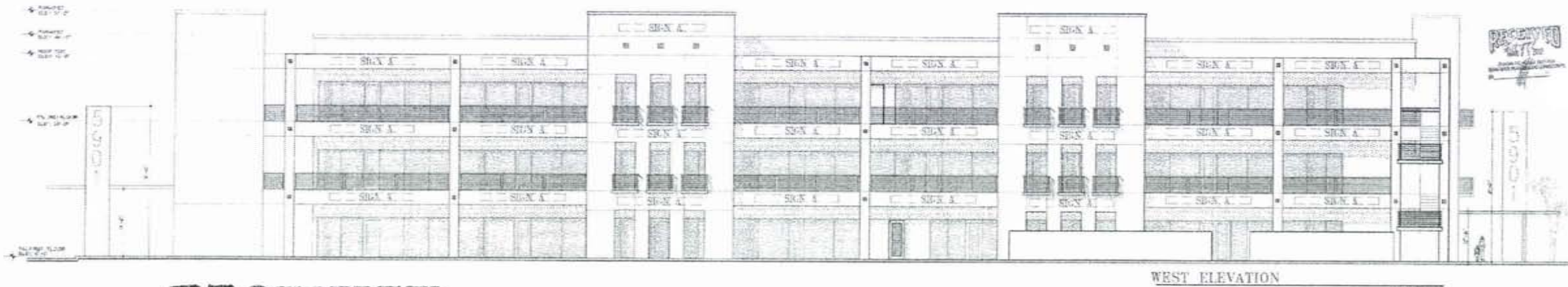
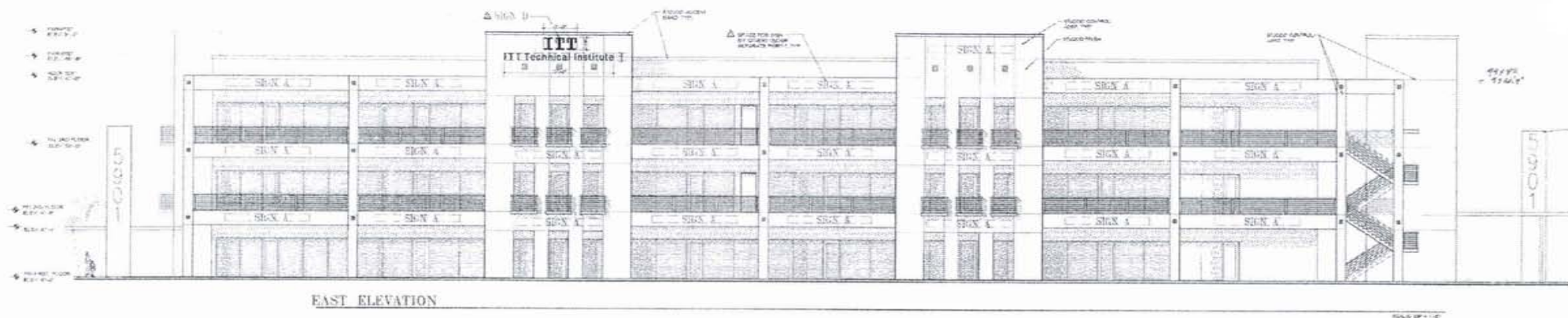
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 211-077
 MAR 21 2012

ZONING HEARING SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY



GUTIERREZ & LOZANO ARCHITECTS
 5801 MIAMI GARDENS DRIVE
 MIAMI, FL 33141
 TEL: (305) 441-1111



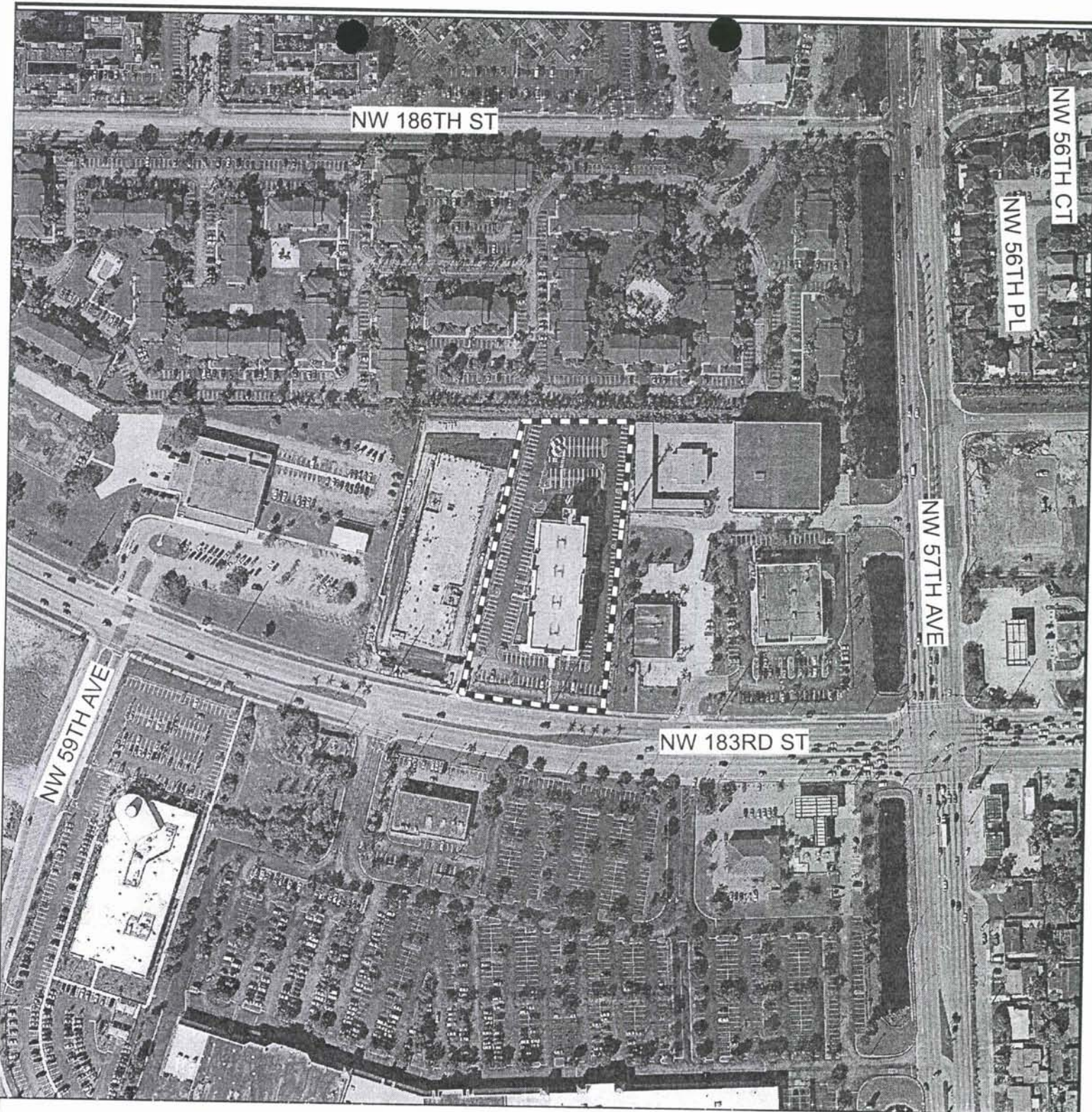
MIAMI GARDEN COMMONS
 5801 MIAMI GARDENS DRIVE
 MIAMI, FL 33141
 TEL: (305) 441-1111

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS
 5801 MIAMI GARDENS DRIVE
 MIAMI, MIAMI DADE COUNTY, FL

SHEET TITLE:
 SCALE: 1/4" = 1'-0"

POP No.
 DATE: 03/15/12
 SHEET
A-1.4
 OF

14



MIAMI-DADE COUNTY

AERIAL YEAR 2009

Process Number

Z2011000077

Section: 12 Township: 52 Range: 40

Applicant: MIAMI GARDENS COMMONS, LLC

Zoning Board: C5

Commission District: 1

Drafter ID: KEELING STENNETT

Scale: NTS

Legend



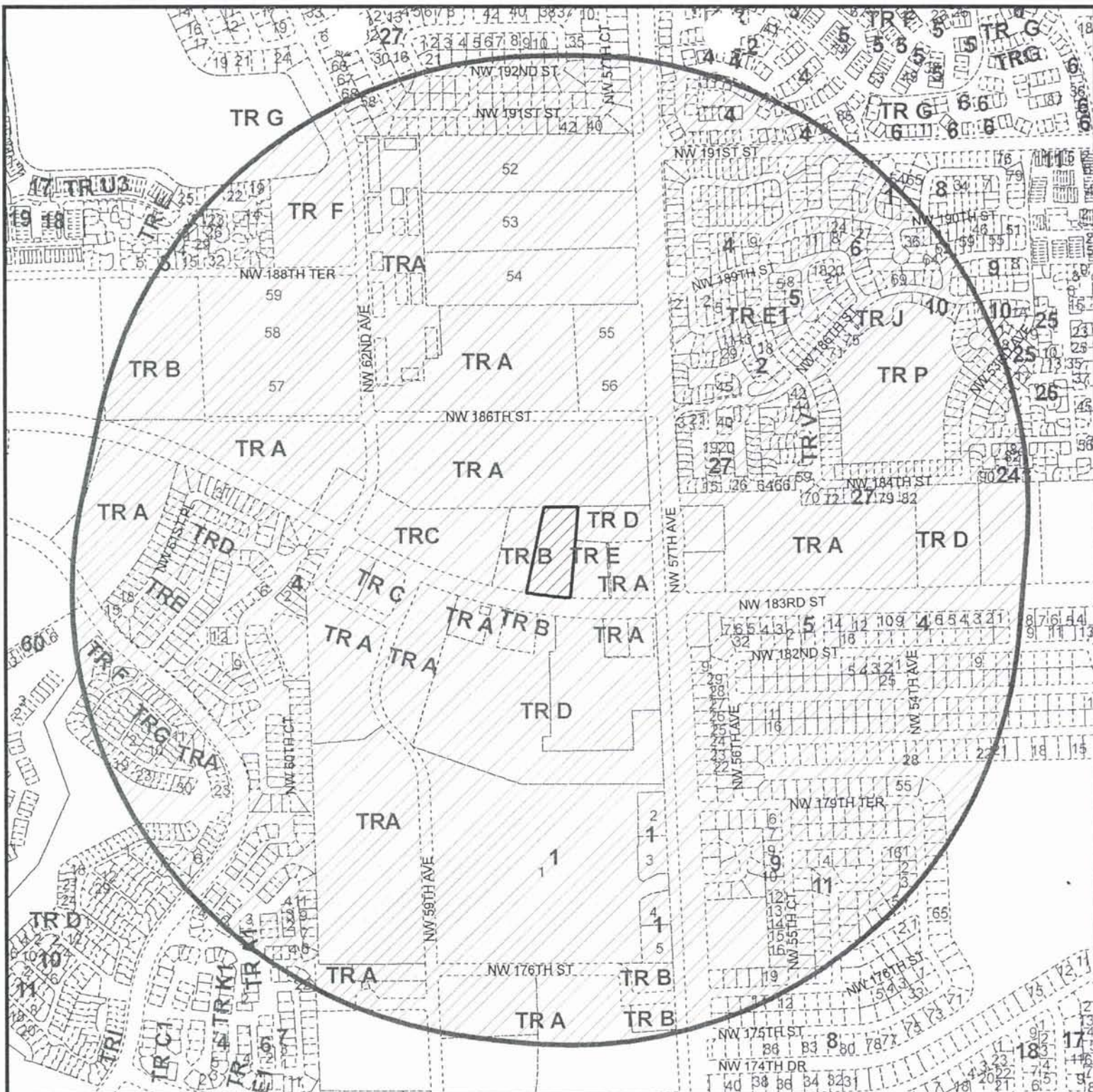
Subject Property



**MIAMI-DADE
COUNTY**

SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
		43






MIAMI-DADE COUNTY **RADIUS MAP**

Process Number
Z2011000077

RADIUS: 2640

Section: 12 Township: 52 Range: 40
Applicant: MIAMI GARDENS COMMONS, LLC
Zoning Board: C5
Commission District: 1
Drafter ID: KEELING STENNETT
Scale: NTS

Legend

-  Subject Property
-  Buffer
-  Property Boundaries



SKETCH CREATED ON: Wednesday, July 13, 2011

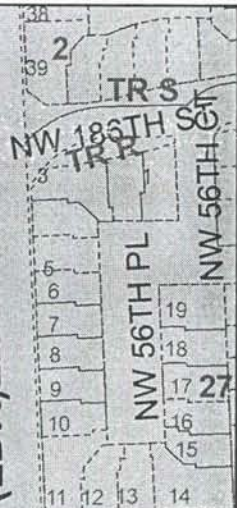
REVISION	DATE	BY
		44

NW 186TH ST

(MDR) 13-25 DU/AC

TR A

(LDR) 2.5-6 DU/AC



TR C

TR D

TR B

TR B

TR E

TR A

PART OF
TR A

TR C

TR F

TR A

TR A

TR B

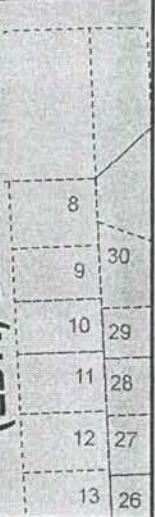
TR A

TR B

BUSINESS AN

TR D

(LDR) 2.5-6 DU/AC



MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000077

Section: 12 Township: 52 Range: 40
Applicant: MIAMI GARDENS COMMONS, LLC
Zoning Board: C5
Commission District: 1
Drafter ID: KEELING STENNETT
Scale: NTS

Legend



Subject Property Case



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**

PH: Z11-077 (12-06-CZ05-1)

October 25, 2012

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Miami Gardens Commons, LLC
Summary of Requests	The applicant is seeking a zone change to BU-2 and to permit less classroom space, outdoor recreation space and stacking spaces than required. Additionally, the applicant is seeking to waive the required 5' high masonry wall and permit one (1) tenant two (2) wall signs, where one sign per tenant is permitted.
Location	5901 Miami Gardens Drive, Miami-Dade County, Florida.
Property Size	2.95 acres
Existing Zoning	IU-C
Existing Land Use	Office Building
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

On June 28, 2012, pursuant to Resolution No. CZAB5-5-12, Community Zoning Appeals Board (CZAB) 5, denied with prejudice the entire application by a vote of 4 to 1. Subsequently, on July 13, 2012, the applicant appealed the CZAB 5 decision to the Board of County Commissioners (BCC) citing that no competent substantial evidence of record existed for CZAB 5 to deny the application.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from IU-C (Controlled Industrial District) to BU-2 (Special Business District).
- (2) NON-USE VARIANCE to permit a classroom space of 17,158 sq. ft. (22,675 sq. ft. required).
- (3) NON-USE VARIANCE to permit an outdoor recreation space of 1,711.95 sq. ft. (200,550 sq. ft.).
- (4) NON-USE VARIANCE to permit zero (0) stacking spaces (5 stacking spaces required).
- (5) NON-USE VARIANCE of sign regulations to permit one (1) tenant with two (2) wall signs (1 wall sign per tenant permitted).
- (6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Department of Regulatory and Economic Resources entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The subject property is an existing 3-story 72,682 sq. ft. multi-tenant office building.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-C; office building	Business and Office
North	RU-4L; multi-family residential	Medium Density Residential (13 to 25 du)
South	IU-C; commercial	Business and Office
East	IU-C; commercial and storage facility	Business and Office
West	IU-C; storage facility	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing office building located at 5901 Miami Gardens Drive. The surrounding area is characterized by commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will rezone the subject property to BU-2 and increase the visibility of tenants of the existing office building by increasing the number of signs. Additionally, approval would permit a private school with less classroom and outdoor recreational space and zero (0) auto stacking spaces for a private school. As such, the proposed school could result in additional traffic in the surrounding area and the proposed additional signage could result in visual clutter and have a negative visual impact on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* The approval of the requests sought in this application will permit the applicant to rezone the property from IU-C to BU-2, provide less classroom and outdoor space than required for a private school and increase the number of wall signs on the existing office building. Staff opines that the requested BU-2, Special Business District, is **consistent** with the Business and Office designation of the subject property on the CDMP Land Use Plan map. Additionally, the proposed educational use is consistent with Land Use Element interpretative text for Institutions, Utilities and Communications which states that *neighborhood or community-serving institutional uses, cell towers and utilities including **schools**, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be*

approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Staff notes that **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states when evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Additionally staff notes that the existing office building will be utilized for the proposed educational use. The existing facility did not require a zoning hearing and was built as a matter of right and subject to the County's building permit process. Staff notes that submitted plans for this application depict the same building elevations, architectural elements, landscaping, buffering and parking areas as were previously approved although the floor plans have been modified to accommodate the proposed 907 students.

Further, the CDMP Land Use Element interpretative text for the Business and Office designation states that *in reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities.* Staff notes that memoranda submitted by the Departments of Public Works and Waste Management, the Environment Division of the Regulatory and Economic Resources, Miami-Dade Fire Rescue and Parks, Recreation and Open Spaces do not indicate any negative impact from the requested district boundary change. Therefore, staff opines that the proposed district boundary change and educational use are **consistent** with the Business and Office designation and the Land Use Element interpretative text for Institutions, Utilities and Communications and **compatible** with the surrounding area based on the that Land Use Element Policy LU-4A compatibility criteria.

ZONING ANALYSIS:

When request #1, District Boundary Change from IU-C to BU-2, is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **consistent** with the CDMP's LUP map Business and Office designation. The Environment Division of the Department of Regulatory and Economic Resources memorandum indicates that approval will not result in a reduction in the Level of Service (LOS) standards for potable water service, wastewater disposal, or stormwater management. Further, staff opines that said request would not have an unfavorable impact on the environmental and natural resources, or economy nor burden water, sewer solid waste disposal, recreation, education or public transportation facilities as evidenced by memoranda submitted by the Departments of Public Works and Waste Management; Parks, Recreation and Open Spaces; the Environment Division of Regulatory and Economic Resources; and Miami-Dade Fire Rescue. Additionally, said departments indicate in their memoranda that they do not object to this application. As such, staff opines that the applicant's request for a zone change to BU-2 will not have a negative impact on the surrounding area. Staff notes that the existing office building and uses are allowed in the BU-2 zoning district. **Therefore, staff recommends approval of request #1 under Section 33-311 Standards for District Boundary Change.**

When requests #2, #3 and #4 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the requests to permit the subject property with less classroom and outdoor recreation space than required and zero (0) stacking spaces would be **compatible** with the area. In staff's opinion, requests #2, #3 and #4

maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community. Staff notes that the requested non-use variances are for a proposed private school which is allowed by right within the BU-2, Special Business District. The applicant has indicated in the letter of intent that the private school will be a post secondary facility for college aged students. Staff notes that due to the size of the subject property, the proposed private college did not meet the main campus standards for private colleges and universities listed in Section 151.14 of the Zoning Code. Said Section of the Code states that private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established for high schools; therefore, the requested non-use variances are based on the private school standards for a high school educational facility as outlined in Section 151.18. Staff notes that the requests to permit less classroom and outdoor recreation space (requests #2 and #3) are based on the proposed total of 907 students. Staff opines said requests are minimal because the school offers its students convenient class schedules that allow for attendance at anytime during the day or evening. Therefore the number of students on campus will vary and may not reach the requested 907 students at any given time. Further, staff opines that request #4 to permit zero (0) stacking spaces, where five (5) are required will not impact the traffic circulation within the parking lot or negatively impact the adjacent roadways. Additionally, staff opines that modes of transportation utilized vary for college aged students from personal vehicle, mass transit and carpooling. In the event a student is dropped off at the location, the layout of the parking lot is designed with ample space to for other vehicles to maneuver around a stopped vehicle without impacting the circulation throughout the parking lot. **As such, staff recommends approval with conditions of requests #2, #3 and #4 under the Non-Use Variance (NUV) Standards.**

However, when request #5 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request would be out of character with the surrounding area. The applicant is requesting to permit two (2) wall signs for one (1) tenant, where only one (1) wall sign per tenant is permitted. In staff's opinion the request is incompatible with the surrounding area. Further, staff notes that in addition to the permitted one (1) wall sign per tenant, tenants of the existing office building are identified on an existing monument sign located along NW 183 Street (Miami Gardens Drive). Said monument sign faces east and west which aids in locating tenants in the existing office building by passersby traveling in either direction. Staff opines that the request is incompatible and would have a negative visual impact on the surrounding area. **As such, staff recommends denial without prejudice of request #5 under the Non-Use Variance (NUV) Standards.**

When analyzing request #6, to waive zoning regulations requiring a 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that the request is **incompatible**. Staff notes that the BU-2 zoning district requires a 5' high decorative masonry wall when abutting RU zoned properties; however, the existing IU-C zoning district does not have the same requirement. Staff opines that the wall provides a buffer that can mitigate visual and noise impacts from the proposed educational use. **As such, staff recommends denial without prejudice of request #6 under the Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing office building with only one (1) ingress/egress point along NW 183 Street (Miami Gardens Drive). There are 247 parking spaces for the proposed private school and existing office uses.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

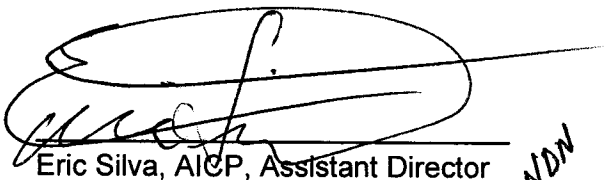
OTHER: N/A

RECOMMENDATION: Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

CONDITIONS FOR APPROVAL: (for requests #1 - #4 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Department of Regulatory and Economic Resources upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Miami Gardens Commons" as prepared by Gutierrez & Lorenzo Architects, dated stamped received, 03/21/2012 consisting of 6 sheets, except as herein modified to show the required 5' high masonry wall and removal of the additional tenant sign to show one sign per tenant.
3. That the use be established and maintained in accordance with the approved plan.
4. That at the time of Certificate of Use issuance and each subsequent renewal, the owner shall submit to the Department of Regulatory and Economic Resources a letter from the administrator of the school detailing the number of students that are currently enrolled in said facility.
5. That the enrollment of the private school be limited to 907 students.

ES:MW:NN:CH:AN

A large, stylized handwritten signature in black ink, appearing to read 'Eric Silva', is written over a horizontal line.

Eric Silva, AICP, Assistant Director
Development Services
Miami-Dade County
Department of Regulatory and Economic Resources

NDN

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Environmental Resources Management (RER)	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office	<p><i>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</i></p> <p><i>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</i></p>
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ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

Institutions, Utilities and Communications (Pg. I-53)	Neighborhood or community-serving institutional uses , cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan
Land Use Element Policy LU-4A (Pg. I-11)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
33-311(A)(4)(b)	Upon appeal or direct application in specific cases, the Board shall hear and grant applications

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

Non-Use Variances From Other Than Airport Regulations	for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.								
33-151.14. – Private colleges and universities (a)	Main campus requirements. Private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established herein for high school facilities. Above thirty (30) acres, in addition to said minimum standards, said facilities shall be subject to intensive review by the Department and the County Commission utilizing the study entitled "Physical Standards for Proposed Private Educational Facilities in Unincorporated Miami-Dade County," adopted pursuant to Resolution No. R-633-77.								
33-151.18. - Physical standards(a, c & e)	<p>(a) Outdoor areas. Outdoor recreation/play areas shall be in accordance with the following minimum standards, calculated in terms of the proposed maximum number of children for attendance at the school at any one (1) time unless otherwise indicated.</p> <p style="text-align: center;"><i>Minimum Standards for Outdoor Recreation Playground/Play Areas</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">School categories</th><th style="text-align: left;">Required area</th></tr> </thead> <tbody> <tr> <td>Day nursery/kindergarten and preschool and after-school care</td><td>45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time</td></tr> <tr> <td>Elementary school (grades 1—6)</td><td>500 square feet per student for the first 30 students; thereafter, 300 square feet per student</td></tr> <tr> <td>Junior and senior high school (grades 7—12)</td><td>800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student</td></tr> </tbody> </table> <p>(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, shall be provided for a minimum of two (2) automobiles for schools with twenty (20) to forty (40) children; schools with forty (40) to sixty (60) [children] shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.</p> <p>(e) Classroom size. All spaces shall be calculated on the effective net area usable for instruction or general care of the group to be housed. This space shall not include kitchen areas, bathrooms, hallways, teachers' conference rooms, storage areas, or any other interior space that is not used for instruction, play or other similar activities. The minimum classroom space shall be determined by multiplying the maximum proposed number of pupils for attendance at any one (1) time by the minimum square footages, (1) through (4) below. Where a private educational facility is nongraded, calculations shall be based on the age level that corresponds to the grade level in the public school system. Where a school includes more than one (1) of the following categories, each category shall be individually computed:</p> <p>(1) Day nursery and kindergarten, preschool and afterschool care, 35 square feet per pupil.</p> <p>(2) Elementary (grades 1—6), 30 square feet per pupil.</p> <p>(3) Junior high and senior high (grades 7—12), 25 square feet per pupil.</p> <p>(4) Baby-sitting service, 22 square feet of room area per child.</p>	School categories	Required area	Day nursery/kindergarten and preschool and after-school care	45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time	Elementary school (grades 1—6)	500 square feet per student for the first 30 students; thereafter, 300 square feet per student	Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student
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Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student								

1. MIAMI GARDENS COMMONS, LLC
(Applicant)

12-6-CZ5-1 (11-077)
Area 05/District 01
Hearing Date: 10/25/12

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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None

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: July 25, 2012

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Jose Gonzalez, P.E.
Department of Regulatory and Economic Resources

Subject: C-05 #Z2011000077-1st Revision
Miami Gardens Commons, LLC
5901 Miami Gardens Drive
District Boundary Change from IU-C to BU-2 and to Waive the
Required 5' High Masonry Wall where a Business Lot Abuts a
Residentially Zoned Property from the Rear Property Line
(IU-C) (2.95 Acres)
12-52-40

A handwritten signature in black ink, appearing to read "Jose Gonzalez", written over the "From:" line of the memorandum.

The subject application has been reviewed for compliance with the requirements of Chapter 24 of the Miami-Dade County Code (the Code) and meets the minimum requirements of the Code. Accordingly, the application may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The proposed District Boundary Zone change from IU-C to BU-2 will not affect the existing stormwater management system. However, any change to the existing stormwater management system will require a modification to the previously approved SFWMD ERP 13-02936-P-02.

Wetlands

Although the subject property is not located within a designated wetland basin, it does contain jurisdictional wetlands as defined by Section 24-5 of the Code. However, a Class IV Wetland Permit FW02-112 was issued for this property for the clearing and filling of 2.48 acres of jurisdictional wetlands for commercial purposes. The permit expired on June 26, 2009.

Therefore, the Department has no objection to the scheduling of this zoning application provided that no impacts occur beyond what was permitted on this site. Any additional work in jurisdictional wetlands will require a new Class IV Wetland Permit.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Operating Permits

Section 24-18 of the Code authorizes the Department to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district may be required. The Permitting Section of Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. This Department's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact the Tree Permitting Program at (305)-372-6600, voice option #2, for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

There are no open or closed enforcement records for violations of Chapter 24 of the Code for the subject property.

Concurrency Review Summary

A concurrency review has been conducted for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

C-05 #Z2011000077

Miami Gardens Commons, LLC

Page 3

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute written approval as required by Chapter 24 of the Code.

If you have any questions concerning the comments or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

cc: Eric Silva, Department of Regulatory and Economic Resources

PH# Z2011000077
CZAB - C05

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI GARDENS COMMONS, LLC

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

A handwritten signature in black ink, appearing to read 'Raul', with a long horizontal stroke extending to the right.

Raul A Pino, P.L.S.

16-SEP-11

14

APPELLANT MUST SIGN THIS PAGE

Date: 7th day of July, year: 2012

Signed _____

John R. Herin, Jr.

Print Name

P.O. Box 2328
Fort Lauderdale, Florida 33303-9998

Mailing Address

(954) 761-8111

Phone

(954) 761-8112

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing _____

Signature _____

Print Name _____

Address _____

City _____

State _____

Zip _____

Telephone Number _____

Subscribed and Sworn to before me on the _____ day of _____, year _____

Notary Public _____

(stamp/seal)

Commission expires: _____

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF Florida

COUNTY OF Broward

Before me the undersigned authority, personally appeared John R. Herin, Jr.
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- ☐ 1. Participation at the hearing
☒ 2. Original Applicant
☐ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

Rita Boughey
Signature

Rita Boughey
Print Name

Deborah E. Sabido
Signature

Deborah E. SABIDO
Print Name

John R. Herin, Jr.
Appellant's signature

John R. Herin, Jr.
Print Name

Sworn to and subscribed before me on the 7 day of July, year 2012.

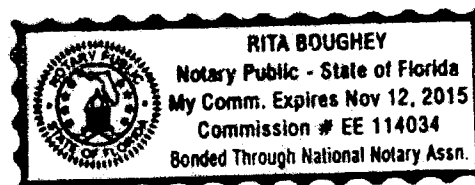
Appellant is personally know to me or has produced _____ as
identification.

Rita Boughey
Notary

(Stamp/Seal)

Commission Expires:

[b:\forms\affidapl.sam(9/08)]



RESOLUTION NO. CZAB5-5-12

WHEREAS, **MIAMI GARDENS COMMONS, LLC** applied for the following:

- (1) DISTRICT BOUNDARY CHANGE from IU-C to BU-2.
- (2) NON-USE VARIANCE of zoning regulations as applied to private school requirements to permit a classroom space of 17,158 sq. ft. (22,675 sq. ft. required).
- (3) NON-USE VARIANCE of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (200,550 sq. ft. required).
- (4) NON-USE VARIANCE of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (5autostacking spaces required).
- (5) NON-USE VARIANCE of sign regulations to permit 1 tenant with 2 wall signs (1 wall sign per tenant permitted).
- (6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs Department or its successor department entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B", less the West 193.88 feet thereof, Miami Gardens Corporate Park, Plat Book 130, Page 36.

LOCATION: 5901 Miami Gardens Drive, Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 5 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to BU-2 (Item #1) would not be compatible with the neighborhood and area concerned and would be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be denied, and that the requested non-use variance of zoning regulations as applied to private school requirements to permit a classroom space of 17,158

sq. ft (Item #2), the requested non-use variance of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (Item #3), the requested non-use variance of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (Item #4), the requested non-use variance of sign regulations to permit 1 tenant with 2 wall signs (Item #5), and the requested non-use variance to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line (Item #6) would not be in harmony with the general purpose and intent of the regulations and would not conform with the requirements and intent of the Zoning Procedure Ordinance, and should be denied, and

WHEREAS, a motion to deny the application with prejudice was offered by Leonardo A. Perez, seconded by Joanne Carbana, and upon a poll of the members present the vote was as follows:

Joanne Carbana	aye	Leonardo A. Perez	aye
Ira J. Paul	aye	Alexander C. Senderoff	aye

Juan A. Garcia	nay
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NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 5, that the requested district boundary change to BU-2 (Item #1) be and the same is hereby denied with prejudice.

BE IT FURTHER RESOLVED that the requested non-use variance of zoning regulations as applied to private school requirements to permit a classroom space of 17,158 sq. ft (Item #2), the requested non-use variance of zoning regulations as it applied to private school requirements to permit an outdoor recreation space of 1,711.95 sq. ft. (Item #3), the requested non-use variance of zoning regulations as it applied to private school requirements to permit (0) auto stacking spaces (Item #4), the requested non-use variance of

sign regulations to permit 1 tenant with 2 wall signs (Item #5), and the requested non-use variance to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line (Item #6) be and the same are hereby denied with prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Regulatory and Economic Resources.

PASSED AND ADOPTED this 28th day of June, 2012.

Hearing No. 12-06-CZ5-1
ej

Memorandum



Date: August 11, 2011
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: *M. Nardi* Maria I. Nardi, Chief
Planning and Research Division
Subject: Z2011000077: Miami Gardens Commons, LLC

Application Name: Miami Gardens Commons, LLC

Project Location: The site is located at 5901 Miami Gardens Dr., Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from IU-C to BU-2. A non-use variance is requested to waive the requirement for a 5' high concrete masonry wall where the rear property line abuts residential property.

Impact and demand: The letter of intent specifies that the purpose of the district boundary change is for retail and office uses in an existing building. Therefore, it is assumed residential uses will not be included as a potential use. Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb


Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum



Date: July 27, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From:  Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC # 11-077
Miami Gardens Commons, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #11-077

Miami Gardens Commons, LLC

Application: *Miami Gardens Commons, LLC* is requesting a district boundary change from Industrial District, conditional (IU-C) to Special Business District (BU-2) to allow for the site to accommodate an ITT Technical Institute. The applicant also requests non-use variances to waive requirements to build a wall at the rear of the property line; develop an outdoor recreation/ play area; address "auto stacking" or the dropping off and picking up of children that do not drive or use public transportation; and address a standardized classroom size.

Size: The subject property is approximately 2.958 acres.

Location: The subject property is located at 5901 Miami Gardens Drive, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The placement of an ITT Technical Institute on the property will likely be considered development for a "commercial establishment". Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

4. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends").
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. Paved throughway of adequate width (minimum 15 feet).

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**

Memorandum



Date: 27-JUL-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000077

Fire Prevention Unit:

APPROVAL

No objection to site plan date stamped July 6, 2011.

Service Impact/Demand

Development for the above Z2011000077
located at 5901 MIAMI GARDENS DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0098 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
48,455	square feet	N/A	square feet
<u>Office</u>		institutional	
24,227	square feet	N/A	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 17.85 alarms-annually.
The estimated average travel time is: 7:15 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 51 - Honey Hill - 4775 NW 199 Street Rescue

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped July 6, 2011. Substantial changes to the plan will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

DATE: 04-SEP-12
REVISION 2

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

MIAMI GARDENS COMMONS, LLC

5901 MIAMI GARDENS DR, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000077

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC; No open cases. BNC: No bss cases opened/closed

Miami Gardens Commons, LLC

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Memorandum



Date: May 11, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000077

Zoning Inspector: Frankie Rodriguez
Inspection date: May 11, 2012
Location: 5901 N.W. 183 St. (Miami Gardens Dr.)

The subject property has a three story office/retail building which is only occupied by three tenants all of which have been issued their Certificates of Use.

The landscape at the rear (north) property line of the subject property where the applicant is requesting the 5' high masonry wall to be waived as required where a business lot abuts a residentially zoned property is well maintained with green area with shrubs and trees. The abutting residential property has a chain link fence at the share rear property line of the subject property with a 6' well maintained ficus hedge with Queen palm trees.

No unauthorized uses were observed. Most of the vacant units will have to be built out to suit since the interior space is just a shell.

RECEIVED
211-PTT
JUL 06 2011

DISCLOSURE OF INTEREST*

RECEIVED

MIAMI-DADE COUNTY

PROCESS # 211-077

DATE MAR 25 2012

BY: DAB

ZONING HEARINGS SECTION

MIAMI-DADE COUNTY

DATE

BY

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: MIAMI GARDENS COMMUNITY, LLC

NAME AND ADDRESS

Percentage of Stock

Fernando Sanchez

100%

18300 NW 62nd Ave #300

Miracle, FL 33015

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS

Percentage of Interest

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

RECEIVED
MIAMI-DADE COUNTY
PLANNING AND ZONING DEPT.
DATE: MAR 21 2012
BY: DAH

Percentage of Interest

RECEIVED
211-077
JUL 06 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

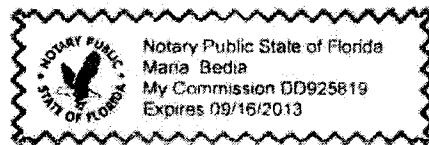
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 24 day of May, 20 11. Affiant is personally know to me or has produced Know to me as identification.

Maria Bedia
(Notary Public)

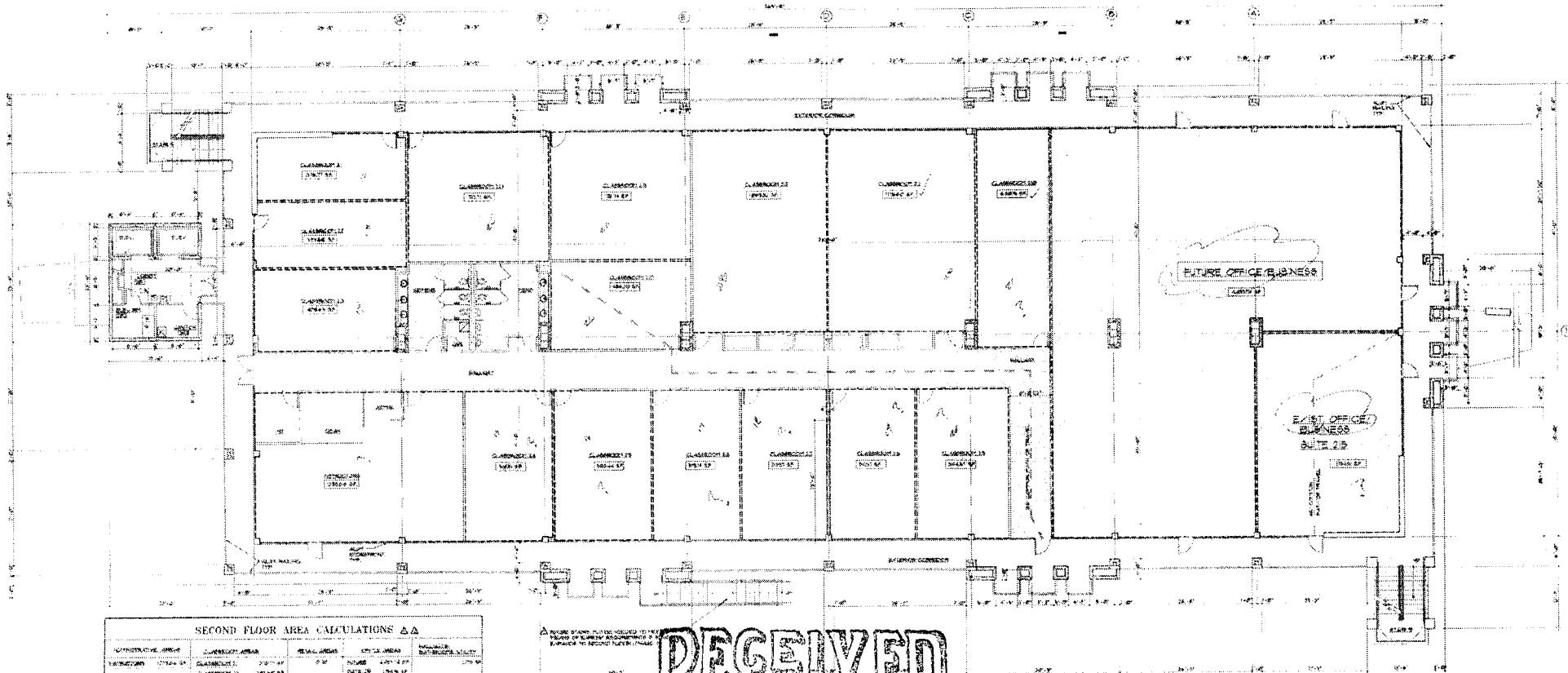
My commission expires: 9/16/13



Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

29



SECOND FLOOR AREA CALCULATIONS

ADDITIONAL AREA	CLASSROOM AREA	STAIR AREA	OFFICE AREA	RECREATION AREA
CLASSROOM 1A	1,200 SF			
CLASSROOM 1B	1,200 SF			
CLASSROOM 1C	1,200 SF			
CLASSROOM 1D	1,200 SF			
CLASSROOM 1E	1,200 SF			
CLASSROOM 1F	1,200 SF			
CLASSROOM 1G	1,200 SF			
CLASSROOM 1H	1,200 SF			
CLASSROOM 1I	1,200 SF			
CLASSROOM 1J	1,200 SF			
CLASSROOM 1K	1,200 SF			
CLASSROOM 1L	1,200 SF			
CLASSROOM 1M	1,200 SF			
CLASSROOM 1N	1,200 SF			
CLASSROOM 1O	1,200 SF			
CLASSROOM 1P	1,200 SF			
CLASSROOM 1Q	1,200 SF			
CLASSROOM 1R	1,200 SF			
CLASSROOM 1S	1,200 SF			
CLASSROOM 1T	1,200 SF			
CLASSROOM 1U	1,200 SF			
CLASSROOM 1V	1,200 SF			
CLASSROOM 1W	1,200 SF			
CLASSROOM 1X	1,200 SF			
CLASSROOM 1Y	1,200 SF			
CLASSROOM 1Z	1,200 SF			
TOTAL	19,200 SF			

RECEIVED
 211-07
 MAR 21 2012
 ZONING HEADQUARTERS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____

2ND FLOOR PLAN (PHASE III)

RECEIVED
 MAR 21 2012

32



GUTIERREZ & LOZANO ARCHITECTS

REVISION
 1. REVISED - 12/12/11
 2. REVISED - 12/12/11
 3. REVISED - 12/12/11

PROPOSED PROJECT
 STATE OF FLA. REG. NO. 00000000
 DATE: 12/12/11

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS
 5001 MIAMI GARDENS DRIVE
 MIAMI, MIAMI DADE COUNTY, FL

SHEET TITLE
 NO. 10000000
 SCALE: 1/8" = 1'-0"

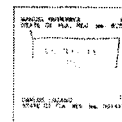
JOB No.:
 DATE: 12/12/11
 SHEET:
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 OF



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MAR 21 2012

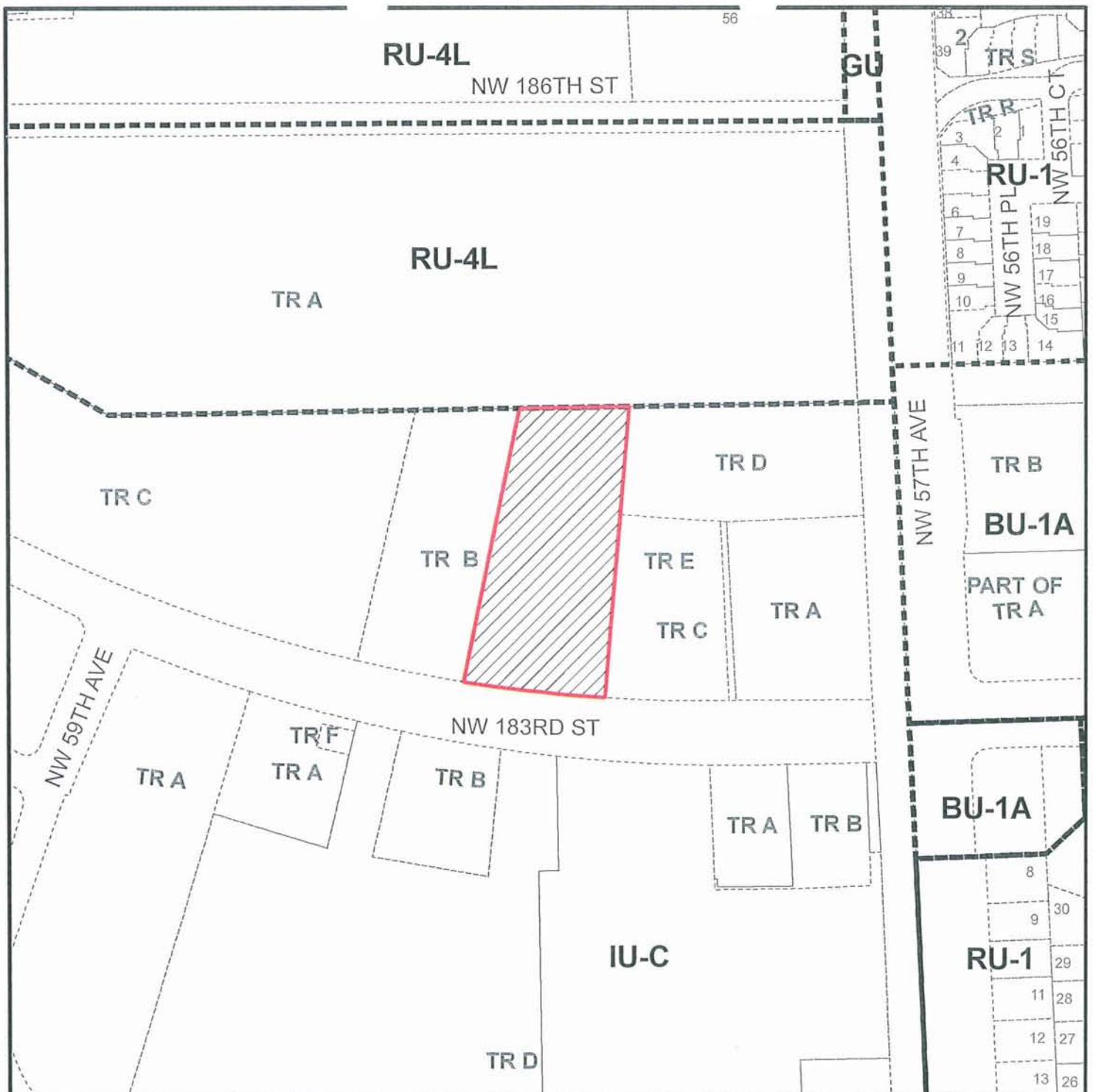
BY



5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL

JOB No.:
 DATE: *08/14/68*
 SHEET
 A-1.3
 OF

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MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000077

Section: 12 Township: 52 Range: 40
 Applicant: MIAMI GARDENS COMMONS, LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

-  Subject Property Case
-  Zoning



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY



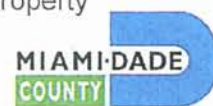
MIAMI-DADE COUNTY
AERIAL YEAR 2009

Process Number
Z2011000077



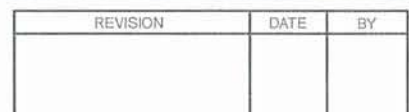
Section: 12 Township: 52 Range: 40
 Applicant: MIAMI GARDENS COMMONS, LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

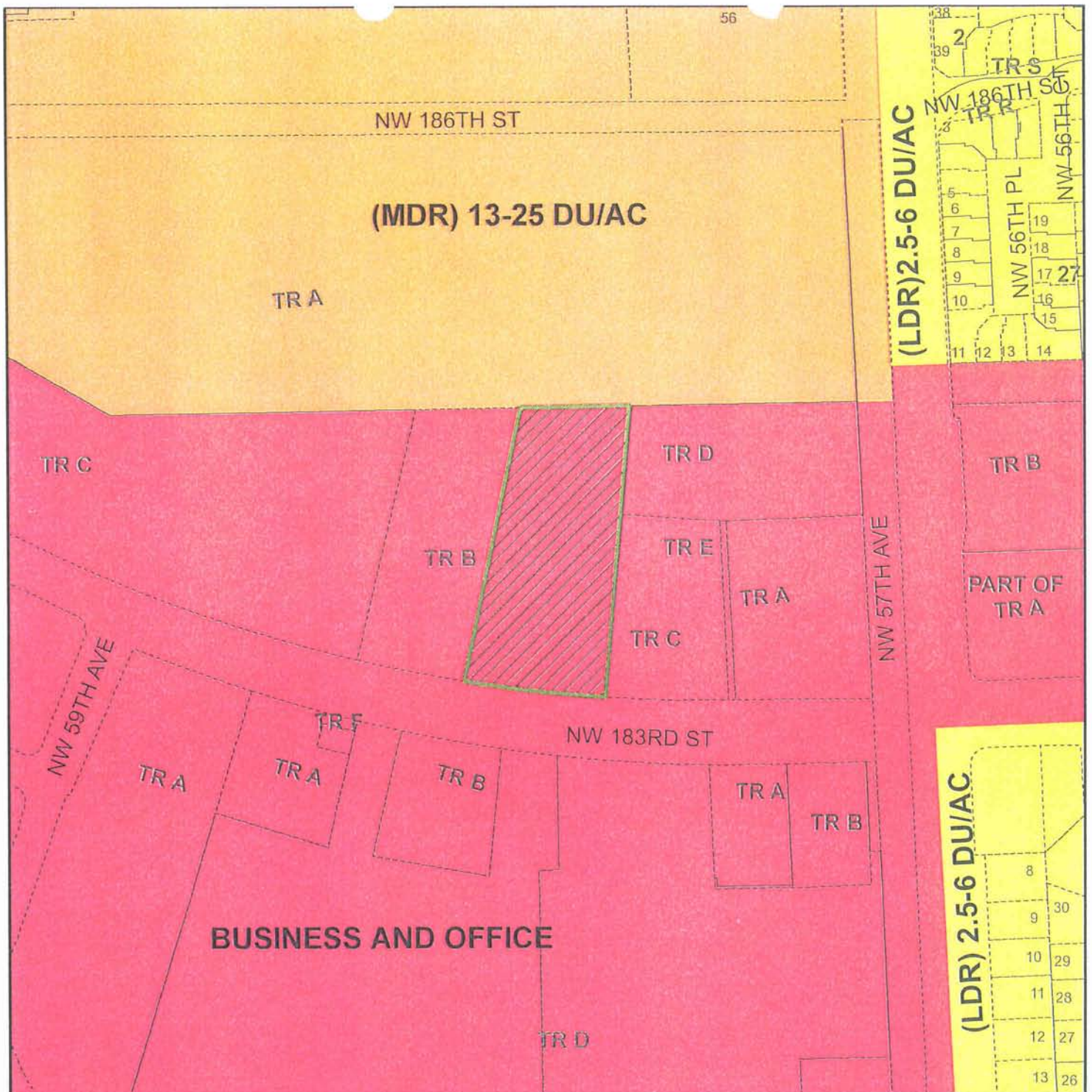
Legend
 Subject Property



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY





MIAMI-DADE COUNTY
CDMP MAP

Process Number
Z2011000077

Section: 12 Township: 52 Range: 40
 Applicant: MIAMI GARDENS COMMONS, LLC
 Zoning Board: C5
 Commission District: 1
 Drafter ID: KEELING STENNETT
 Scale: NTS

Legend

 Subject Property Case



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY

**Miami-Dade County Permitting, Environment and Regulatory Affairs Department
Staff Report to Community Council No. 5**

PH: Z11-077 (12-06-CZ05-1)

June 28, 2012

Item No. 1

Recommendation Summary	
Commission District	1
Applicant	Miami Gardens Commons, LLC
Summary of Requests	The applicant is seeking a zone change to BU-2 and to permit less classroom space, outdoor recreation space and stacking spaces than required. Additionally, the applicant is seeking to waive the required 5' high masonry wall and permit one (1) tenant two (2) wall signs, where one sign per tenant is permitted.
Location	5901 Miami Gardens Drive, Miami-Dade County, Florida.
Property Size	2.95 acres
Existing Zoning	IU-C
Existing Land Use	Office Building
2015-2025 CDMP Land Use Designation	Business and Office (see attached Zoning Recommendation Addendum)
Comprehensive Plan Consistency	Consistent with interpretative text, goals, objectives and policies of the CDMP
Applicable Zoning Code Section(s)	Section 33-311 District Boundary Change Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations (see attached Zoning Recommendation Addendum)
Recommendation	Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

REQUESTS:

- (1) DISTRICT BOUNDARY CHANGE from IU-C (Controlled Industrial District) to BU-2 (Special Business District).
- (2) NON-USE VARIANCE to permit a classroom space of 17,158 sq. ft. (22,675 sq. ft. required).
- (3) NON-USE VARIANCE to permit an outdoor recreation space of 1,711.95 sq. ft. (200,550 sq. ft.).
- (4) NON-USE VARIANCE to permit zero (0) stacking spaces (5 stacking spaces required).
- (5) NON-USE VARIANCE of sign regulations to permit one (1) tenant with two (2) wall signs (1 wall sign per tenant permitted).
- (6) NON-USE VARIANCE to waive the required 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line.

Plans are on file and may be examined in the Permitting, Environment and Regulatory Affairs or its successor Department entitled "Miami Garden Commons," as prepared by Gutierrez & Lozano Architects and dated stamped received 3/21/12 consisting of 6 sheets. Plans may be modified at public hearing.

PROJECT DESCRIPTION: The subject property is an existing 3-story 72,682 sq. ft. multi-tenant office building.

<u>NEIGHBORHOOD CHARACTERISTICS</u>		
	Zoning and Existing Use	Land Use Designation
Subject Property	IU-C; office building	Business and Office
North	RU-4L; multi-family residential	Medium Density Residential (13 to 25 du)
South	IU-C; commercial	Business and Office
East	IU-C; commercial and storage facility	Business and Office
West	IU-C; storage facility	Business and Office

NEIGHBORHOOD COMPATIBILITY:

The subject property is an existing office building located at 5901 Miami Gardens Drive. The surrounding area is characterized by commercial and residential uses.

SUMMARY OF THE IMPACTS:

Approval of this application will rezone the subject property to BU-2 and increase the visibility of tenants of the existing office building by increasing the number of signs. Additionally, approval would permit a private school with less classroom and outdoor recreational space and zero (0) auto stacking spaces for a private school. As such, the proposed school could result in additional traffic in the surrounding area and the proposed additional signage could result in visual clutter and have a negative visual impact on the surrounding area.

CDMP ANALYSIS:

The subject property is designated as **Business and Office** on the Comprehensive Development Master Plan (CDMP) Land Use Plan (LUP) map. *This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.* The approval of the requests sought in this application will permit the applicant to rezone the property from IU-C to BU-2, provide less classroom and outdoor space than required for a private school and increase the number of wall signs on the existing office building. Staff opines that the requested BU-2, Special Business District, is **consistent** with the Business and Office designation of the subject property on the CDMP Land Use Plan map. Additionally, the proposed educational use is consistent with Land Use Element interpretative text for Institutions, Utilities and Communications which states that *neighborhood or community-serving institutional uses, cell towers and utilities including **schools**, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A.* Staff notes that **Land Use Element Policy LU-4A** sets forth the criteria to determine compatibility and states when evaluating compatibility among proximate land uses, the County shall consider such factors as

noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable. Additionally staff notes that the existing office building will be utilized for the proposed educational use. The existing facility did not require a zoning hearing and was built as a matter of right and subject to the County's building permit process. Staff notes that submitted plans for this application depict the same building elevations, architectural elements, landscaping, buffering and parking areas as were previously approved although the floor plans have been modified to accommodate the proposed 907 students.

Further, the CDMP Land Use Element interpretative text for the Business and Office designation states that *in reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities*. Staff notes that memoranda submitted by the Departments of Public Works and Waste Management, the Environment Division of the Permitting, Environment and Regulatory Affairs, Miami-Dade Fire Rescue and Parks, Recreation and Open Spaces do not indicate any negative impact from the requested district boundary change. Therefore, staff opines that the proposed district boundary change and educational use are **consistent** with the Business and Office designation and the Land Use Element interpretative text for Institutions, Utilities and Communications and **compatible** with the surrounding area based on the that Land Use Element Policy LU-4A compatibility criteria.

ZONING ANALYSIS:

When request #1, District Boundary Change from IU-C to BU-2, is analyzed under Section 33-311 of the Code, staff opines that the approval of this request would be **consistent** with the CDMP's LUP map Business and Office designation. The Environmental Division of the Permitting, Environment and Regulatory Affairs Department memorandum indicates that approval will not result in a reduction in the Level of Service (LOS) standards for potable water service, wastewater disposal, or stormwater management. Further, staff opines that said request would not have an unfavorable impact on the environmental and natural resources, or economy nor burden water, sewer solid waste disposal, recreation, education or public transportation facilities as evidenced by memoranda submitted by the Departments of Public Works and Waste Management; Parks, Recreation and Open Spaces; the Environmental Division of Permitting, Environment and Regulatory Affairs; and Miami-Dade Fire Rescue. Additionally, said departments indicate in their memoranda that they do not object to this application. As such, staff opines that the applicant's request for a zone change to BU-2 will not have a negative impact on the surrounding area. Staff notes that the existing office building and uses are allowed in the BU-2 zoning district. **Therefore, staff recommends approval of request #1 under Section 33-311 Standards for District Boundary Change.**

When requests #2, #3 and #4 are analyzed under Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations, staff opines that approval of the requests to permit the subject property with less classroom and outdoor recreation space than required and zero (0) stacking spaces would be **compatible** with the area. In staff's opinion, requests #2, #3 and #4 maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community. Staff notes that the requested non-use variances are for a proposed private school which is allowed by right within the BU-2, Special Business District. The applicant has indicated in the letter of intent that the private school will be a post secondary

facility for college aged students. Staff notes that due to the size of the subject property, the proposed private college did not meet the main campus standards for private colleges and universities listed in Section 151.14 of the Zoning Code. Said Section of the Code states that private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established for high schools; therefore, the requested non-use variances are based on the private school standards for a high school educational facility as outlined in Section 151.18. Staff notes that the requests to permit less classroom and outdoor recreation space (requests #2 and #3) are based on the proposed total of 907 students. Staff opines said requests are minimal because the school offers its students convenient class schedules that allow for attendance at anytime during the day or evening. Therefore the number of students on campus will vary and may not reach the requested 907 students at any given time. Further, staff opines that request #4 to permit zero (0) stacking spaces, where five (5) are required will not impact the traffic circulation within the parking lot or negatively impact the adjacent roadways. Additionally, staff opines that modes of transportation utilized vary for college aged students from personal vehicle, mass transit and carpooling. In the event a student is dropped off at the location, the layout of the parking lot is designed with ample space to for other vehicles to maneuver around a stopped vehicle without impacting the circulation throughout the parking lot. **As such, staff recommends approval with conditions of requests #2, #3 and #4 under the Non-Use Variance (NUV) Standards.**

When analyzing request #5 under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request would be **incompatible** with the surrounding area. The applicant is requesting to permit two (2) wall signs for one (1) tenant, where only one (1) wall sign per tenant is permitted. Staff notes that the tenant will occupy 13,012.44 sq. ft. on the first floor and 10,473.04 sq. ft. on the second floor. In the existing 3-story building there are currently only two tenants; on the first floor one tenant occupies 1,135.66 sq. ft. of space and on the second floor the other tenant occupies 1,154.91 sq. ft. and the third floor is currently unoccupied. Staff opines that since the additional tenant sign and all other signs as depicted on the submitted elevations comply with the Zoning Code regulations with regard to size and type allowed in the requested BU-2 zoning district and in the existing IU-C district; the requested additional sign for the tenant will not have a negative impact on the adjacent right-of-way and surrounding uses. **As such, staff recommends approval with conditions of request #5 under the Non-Use Variance (NUV) Standards.**

However, when request #5 is analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that approval of this request would be out of character with the surrounding area. The applicant is requesting to permit two (2) wall signs for one (1) tenant, where only one (1) wall sign per tenant is permitted. In staff's opinion the request is incompatible with the surrounding area. Further, staff notes that in addition to the permitted one (1) wall sign per tenant, tenants of the existing office building are identified on an existing monument sign located along NW 183 Street (Miami Gardens Drive). Said monument sign faces east and west which aids in locating tenants in the existing office building by passersby traveling in either direction. Staff opines that the request is incompatible and would have a negative visual impact on the surrounding area. **As such, staff recommends denial without prejudice of request #5 under the Non-Use Variance (NUV) Standards.**

When analyzing request #6, to waive zoning regulations requiring a 5' high masonry wall where a business lot abuts a residentially zoned property from the rear (north) property line under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff opines that the request is **incompatible**. Staff notes that the BU-2 zoning district requires a 5' high decorative masonry wall when abutting RU zoned properties; however, the existing IU-C zoning district does not

have the same requirement. Staff opines that the wall provides a buffer that can mitigate visual and noise impacts from the proposed educational use. **As such, staff recommends denial without prejudice of request #6 under the Non-Use Variance (NUV) Standards.**

ACCESS, CIRCULATION AND PARKING:

The submitted site plan depicts an existing office building with only one (1) ingress/egress point along NW 183 Street (Miami Gardens Drive). There are 247 parking spaces for the proposed private school and existing office uses.

NEIGHBORHOOD SERVICES PROVIDER COMMENTS: See attached.

OTHER: N/A

RECOMMENDATION: Approval with conditions of requests #1 - #4 and denial without prejudice of requests #5 and #6.

CONDITIONS FOR APPROVAL: (for requests #1 - #4 only)

1. That a site plan be submitted to and meet with the approval of the Director of the Permitting, Environment and Regulatory Affairs Department of its successor Department upon the submittal of an application for a building permit and/or Certificate of Use; said plan must include among other things but not be limited to, location of structure or structures, exits and entrances, drainage, walls, fences, landscaping, signs, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled, "Miami Gardens Commons" as prepared by Gutierrez & Lorenzo Architects, dated stamped received, 03/21/2012 consisting of 6 sheets, except as herein modified to show the required 5' high masonry wall and removal of the additional tenant sign to show one sign per tenant.
3. That the use be established and maintained in accordance with the approved plan.
4. That at the time of Certificate of Use issuance and each subsequent renewal, the owner shall submit to the Permitting, Environment and Regulatory Affairs Department or successor Department a letter from the administrator of the school detailing the number of students that are currently enrolled in said facility.
5. That the enrollment of the private school be limited to 907 students.

ES:MW:GR:NN:CH:AN


Eric Silva, AICP, Assistant Director
Zoning and Community Design
Miami-Dade County Department of
Sustainability, Planning, and Economic Enhancement
Permitting, Environment and Regulatory Affairs

NDW
GMR

ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

NEIGHBORHOOD SERVICES PROVIDER COMMENTS*	
Permitting, Environment and Regulatory Affairs	No objection
Public Works and Waste Management	No objection
Parks, Recreation and Open Spaces	No objection
Fire Rescue	No objection
Police	No objection
Schools	No objection
*Subject to conditions in their memorandum.	

COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP) OBJECTIVES, POLICIES AND INTERPRETATIVE TEXT

Business and Office	<p>The Adopted 2015 and 2025 Land Use Plan designates the subject property, being within the Urban Development Boundary for Business and Office. This category accommodates the full range of sales and service activities. Included are retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes (also allowed in the institutional category), entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Also allowed are telecommunication facilities (earth stations for satellite communication carriers, satellite terminal stations, communications telemetry facilities and satellite tracking stations). These uses may occur in self-contained centers, high-rise structures, campus parks, municipal central business districts or strips along highways. In reviewing zoning requests or site plans, the specific intensity and range of uses, and dimensions, configuration and design considered to be appropriate will depend on locational factors, particularly compatibility with both adjacent and adjoining uses, and availability of highway capacity, ease of access and availability of other public services and facilities. Uses should be limited when necessary to protect both adjacent and adjoining residential use from such impacts as noise or traffic, and in most wellfield protection areas uses are prohibited that involved the use, handling, storage, generation or disposal of hazardous material or waste, and may have limitations as to the maximum buildable area, as defined in Chapter 24 of the County Code. When the land development regulations are amended pursuant to Land Use Element Policies LU-9P and LU-9Q, live-work and work-live developments shall be permitted on land designated as Business and Office, as transitional uses between commercial and residential areas.</p> <p>Residential uses, and mixing of residential use with commercial, office and hotels are also permitted in Business and Office areas provided that the scale and intensity, including height and floor area ratio of the residential or mixed use development, is not out of character with that of adjacent or adjoining development and zoning, and it does not detrimentally impact, and it provides a sensitive well designed transition to any adjacent or adjoining residentially developed or designated areas of different development intensity. Where these conditions are met residential development may be authorized to occur in the Business and Office category at a density up to one density category higher than the LUP-designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher. If there is no adjacent or adjoining residential use existing, zoned or designated on the same side of the roadway, the maximum allowable residential density will be that which exists or which this plan allows across the roadway. Where there is no residential use, zoning or designation on either side of the roadway, the intensity of residential development, including height, bulk and floor area ratio shall be no greater than that which would be permitted for an exclusively commercial use of the site. Where SURs or TDRs are transferred to Business-designated parcels which are zoned or to be used for residential development, or when a residential project utilizes the inclusionary zoning program the allowances of the Residential communities section may be used within the limits provided in this paragraph.</p>
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ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

Institutions, Utilities and Communications (Pg. I-53)	Neighborhood or community-serving institutional uses , cell towers and utilities including schools, libraries, sanitary sewer pump stations and fire and rescue facilities in particular, and cemeteries may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category, and where provided in certain Open Land subareas. Compatibility shall be determined in accordance to Policy LU-4A. Co-location of communication and utility facilities are encouraged. Major utility and communication facilities should generally be guided away from residential areas; however, when considering such approvals, the County shall consider such factors as the type of function involved, the public need, existing land use patterns in the area and alternative locations for the facility. All approvals must be consistent with the goals, objectives and policies of the Comprehensive Development Master Plan
Land Use Element Policy LU-4A (Pg. I-11)	When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

PERTINENT ZONING REQUIREMENTS/STANDARDS

Section 33-311 District Boundary Change	<p>(A) The Community Zoning Appeals Boards are advised that the purpose of zoning and regulations is to provide a comprehensive plan and design to lessen the congestion in the highways; to secure safety from fire, panic and other dangers, to promote health, safety, morals, convenience and the general welfare; to provide adequate light and air; to prevent the overcrowding of land and water; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements, with the view of giving reasonable consideration among other things to the character of the district or area and its peculiar suitability for particular uses and with a view to conserving the value of buildings and property and encouraging the most appropriate use of land and water throughout the County.</p> <p>(F) Section 33-311 provides that the Board shall take into consideration, among other factors the extent to which:</p> <ol style="list-style-type: none"> (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered; (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development; (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida; (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction; (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.
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ZONING RECOMMENDATION ADDENDUM

Miami Gardens Commons, LLC
11-077

33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations	<p>Upon appeal or direct application in specific cases, the Board shall hear and grant applications for non-use variances from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.</p>								
33-151.14. – Private colleges and universities (a)	<p>Main campus requirements. Private colleges and universities with sites of thirty (30) acres or less shall meet the minimum standards established herein for high school facilities. Above thirty (30) acres, in addition to said minimum standards, said facilities shall be subject to intensive review by the Department and the County Commission utilizing the study entitled "Physical Standards for Proposed Private Educational Facilities in Unincorporated Miami-Dade County," adopted pursuant to Resolution No. R-633-77.</p>								
33-151.18. - Physical standards(a, c & e)	<p>(a) Outdoor areas. Outdoor recreation/play areas shall be in accordance with the following minimum standards, calculated in terms of the proposed maximum number of children for attendance at the school at any one (1) time unless otherwise indicated.</p> <p style="text-align: center;"><i>Minimum Standards for Outdoor Recreation Playground/Play Areas</i></p> <table border="1" data-bbox="402 898 1421 1207"> <thead> <tr> <th>School categories</th><th>Required area</th></tr> </thead> <tbody> <tr> <td>Day nursery/kindergarten and preschool and after-school care</td><td>45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time</td></tr> <tr> <td>Elementary school (grades 1—6)</td><td>500 square feet per student for the first 30 students; thereafter, 300 square feet per student</td></tr> <tr> <td>Junior and senior high school (grades 7—12)</td><td>800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student</td></tr> </tbody> </table> <p>(c) Auto stacking. Stacking space, defined as that space in which pickup and delivery of children can take place, shall be provided for a minimum of two (2) automobiles for schools with twenty (20) to forty (40) children; schools with forty (40) to sixty (60) [children] shall provide four (4) spaces; thereafter there shall be provided a space sufficient to stack five (5) automobiles.</p> <p>(e) Classroom size. All spaces shall be calculated on the effective net area usable for instruction or general care of the group to be housed. This space shall not include kitchen areas, bathrooms, hallways, teachers' conference rooms, storage areas, or any other interior space that is not used for instruction, play or other similar activities. The minimum classroom space shall be determined by multiplying the maximum proposed number of pupils for attendance at any one (1) time by the minimum square footages, (1) through (4) below. Where a private educational facility is nongraded, calculations shall be based on the age level that corresponds to the grade level in the public school system. Where a school includes more than one (1) of the following categories, each category shall be individually computed:</p> <p>(1) Day nursery and kindergarten, preschool and afterschool care, 35 square feet per pupil.</p> <p>(2) Elementary (grades 1—6), 30 square feet per pupil.</p> <p>(3) Junior high and senior high (grades 7—12), 25 square feet per pupil.</p> <p>(4) Baby-sitting service, 22 square feet of room area per child.</p>	School categories	Required area	Day nursery/kindergarten and preschool and after-school care	45 square feet per child calculated in terms of half of the proposed maximum number of children for attendance at the school at one (1) time	Elementary school (grades 1—6)	500 square feet per student for the first 30 students; thereafter, 300 square feet per student	Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student
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Junior and senior high school (grades 7—12)	800 square feet per student for the first 30 students; 300 square feet per student for the next 300 students; thereafter, 150 square feet per student								

1. MIAMI GARDENS COMMONS, LLC
(Applicant)

12-6-CZ5-1 (11-077)
Area 05/District 01
Hearing Date: 06/28/12

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ /lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☒ No ☐

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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None

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum

Date: July 20, 2011

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: C-05 #Z2011000077
Miami Gardens Commons, LLC
5901 Miami Gardens Drive
District Boundary Change from IU-C to BU-2 and to Waive the Required
5' High Masonry Wall where a Business Lot Abuts a Residentially Zoned
Property from the Rear Property Line
(IU-C) (2.95 Acres)
12-52-40

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service and Wastewater Disposal

Public water and public sanitary sewers can be made available to the subject property. Therefore, connection of the proposed development to the public water supply system and sanitary sewer system shall be required in accordance with Code requirements.

Existing public water and sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternate means of sewage disposal. Use of an alternate means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

The proposed District Boundary Zone change from IU-C to BU-2 will not affect the existing stormwater management system. However, any change to the existing stormwater management system will require a modification to the previously approved SFWMD ERP 13-02936-P-02.

Wetlands

Although the subject property is not located within a designated wetland basin, it does contain jurisdictional wetlands as defined by Section 24-5 of the Code. However, DERM Class IV Wetland Permit FW02-112 was issued for this property for the clearing and filling of 2.48 acres of jurisdictional wetlands for commercial purposes. The permit expired on June 26, 2009.

Therefore, DERM has no objection to the scheduling of this zoning application provided that no impacts occur beyond what was permitted on this site. Any additional work in jurisdictional wetlands will require a new DERM Class IV Wetland Permit.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Operating Permits

Section 24-18 of the Code authorizes DERM to require operating permits from facilities that could be a source of pollution. The applicant is advised that due to the nature of some land uses permitted under the proposed zoning classification, operating permits from DERM may be required. Furthermore, approval for best management practices to control any potential discharge and spillage of pollutants associated with some land uses permitted in the requested zoning district may be required. The Permitting Section of DERM's Pollution Regulation and Enforcement Division may be contacted at (305) 372-6600 for further information concerning operating requirements.

Tree Preservation

The subject property contains tree resources. Section 24-49 of the Code provides for the preservation and protection of tree resources. A Miami-Dade County Tree Removal Permit is required prior to the removal or relocation of any tree that is subject to the Tree Preservation and Protection provisions of Section 24 of the Code. Said permit shall meet the requirements of Sections 24-49.2 and 24-49.4 of the Code.

The applicant is required to comply with the above tree permitting requirements. DERM's approval of the subject application is contingent upon inclusion of said tree permitting requirements in the resolution approving this application.

The applicant is advised to contact DERM staff for additional information regarding permitting procedures and requirements prior to site development.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMF for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review.

Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez at (305) 372-6764.

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Names: MIAMI GARDENS COMMONS, LLC

This Department has no objections to this application.

This application does not generate any new additional daily peak hour trips, therefore no vehicle trips have been assigned. This application meets the traffic concurrency criteria set for an Initial Development Order.

A handwritten signature in black ink, appearing to read "Raul", with a long horizontal stroke extending to the right.

Raul A Pino, P.L.S.

16-SEP-11

Memorandum



Date: August 11, 2011

To: Marc LaFerrier, Director
Department of Planning and Zoning

From: *MN* Maria I. Nardi, Chief
Planning and Research Division

Subject: Z2011000077: Miami Gardens Commons, LLC

Application Name: Miami Gardens Commons, LLC

Project Location: The site is located at 5901 Miami Gardens Dr., Miami-Dade County.

Proposed Development: The applicant is requesting a district boundary change from IU-C to BU-2. A non-use variance is requested to waive the requirement for a 5' high concrete masonry wall where the rear property line abuts residential property.

Impact and demand: The letter of intent specifies that the purpose of the district boundary change is for retail and office uses in an existing building. Therefore, it is assumed residential uses will not be included as a potential use. Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

We have no comments concerning impact or demand on existing County parks, proposed or budgeted service expansion, nor do we perform a concurrency review.

If you need additional information or clarification on this matter, please contact John Bowers at (305) 755-5447.

MN:jb

Cc: John M. Bowers, RLA/AICP, Landscape Architect 2

Memorandum



Date: 27-JUL-11
To: Marc LaFerrier, Director
Department of Planning and Zoning
From: Karls Paul-Noel, Interim Director
Miami-Dade Fire Rescue Department
Subject: Z2011000077

Fire Prevention Unit:

APPROVAL
No objection to site plan date stamped July 6, 2011.

Service Impact/Demand

Development for the above Z2011000077
located at 5901 MIAMI GARDENS DR, MIAMI-DADE COUNTY, FLORIDA.
in Police Grid 0098 is proposed as the following:

<u>N/A</u>	dwelling units	<u>N/A</u>	square feet
residential		industrial	
48,455	square feet	<u>N/A</u>	square feet
<u>Office</u>		institutional	
24,227	square feet	<u>N/A</u>	square feet
Retail		nursing home/hospitals	

Based on this development information, estimated service impact is: 17.85 alarms-annually.
The estimated average travel time is: 7:15 minutes

Existing services

The Fire station responding to an alarm in the proposed development will be:
Station 51 - Honey Hill - 4775 NW 199 Street Rescue

Planned Service Expansions:

The following stations/units are planned in the vicinity of this development:
None.

Fire Planning Additional Comments

Current service impact calculated based on site plan date stamped July 6, 2011. Substantial changes to the plan will require additional service impact analysis.

For information regarding the aforementioned comments, please contact the Miami-Dade Fire Rescue
Department Planning Section at 786-331-4540.

DATE: 15-MAY-12

**BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT**

**ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE**

MIAMI GARDENS COMMONS, LLC

5901 MIAMI GARDENS DR, MIAMI-
DADE COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2011000077

HEARING NUMBER

HISTORY:

ENFORCEMENT HISTORY; NC; 3020120540040,3020120540030,3020120540330 No open cases. BNC: No bss cases open/closed.

Miami Gardens Commons

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Memorandum



Date: May 11, 2012

To: Franklin Gutierrez, Agenda Supervisor, Agenda Coordinator's Office
Miami-Dade Sustainability, Planning and Economic Enhancement

From: James Byers, Zoning Permitting Division Chief
Department of Permitting, Environment and Regulatory Affairs

Subject: Z2011000077

Zoning Inspector: Frankie Rodriguez
Inspection date: May 11, 2012
Location: 5901 N.W. 183 St. (Miami Gardens Dr.)

The subject property has a three story office/retail building which is only occupied by three tenants all of which have been issued their Certificates of Use.

The landscape at the rear (north) property line of the subject property where the applicant is requesting the 5' high masonry wall to be waived as required where a business lot abuts a residentially zoned property is well maintained with green area with shrubs and trees. The abutting residential property has a chain link fence at the share rear property line of the subject property with a 6' well maintained ficus hedge with Queen palm trees.

No unauthorized uses were observed. Most of the vacant units will have to be built out to suit since the interior space is just a shell.

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JUL 06 2011

DISCLOSURE OF INTEREST*

RECEIVED

MIAMI-DADE COUNTY
PROCESS # 2011-07
DATE MAR 22 2012
BY: DAH

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: MIAMI GARDENS COMMUNITY, LLC

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Fernando Sanchez</u>	<u>100%</u>
<u>18300 NW 62nd Ave #300</u>	
<u>Mialeah, FL 33015</u>	

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and the percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If a PARTNERSHIP owns or leases the subject property, list the principals including general and limited partners. [Note: Where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

If there is a CONTRACT FOR PURCHASE, by a Corporation, Trust or Partnership list purchasers below, including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or other similar

entities, further disclosure shall be made to identify natural persons having the ultimate ownership interests].

NAME OF PURCHASER: _____

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MIAMI-DADE COUNTY

PROCESSOR/RECORDING OFFICE (if applicable)

Percentage of Interest

DATE: MAR 21 2012

BY: DAH

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211-087
JUL 06 2011

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust.

NOTICE: For any changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

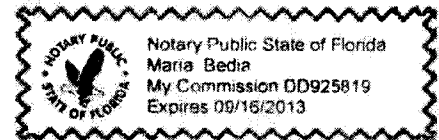
The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 24 day of May, 20 11. Affiant is personally know to me or has produced Know to me as identification.

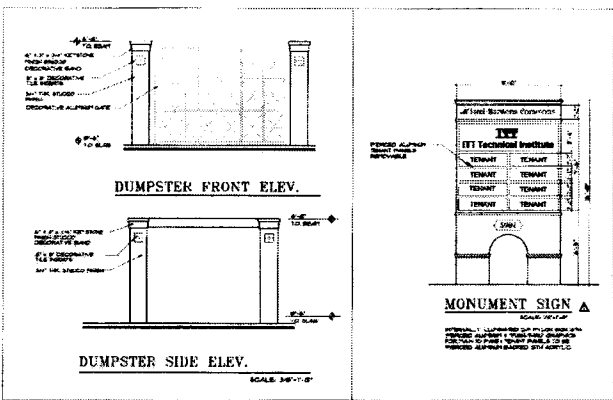
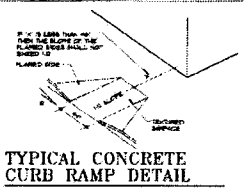
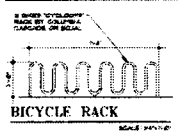
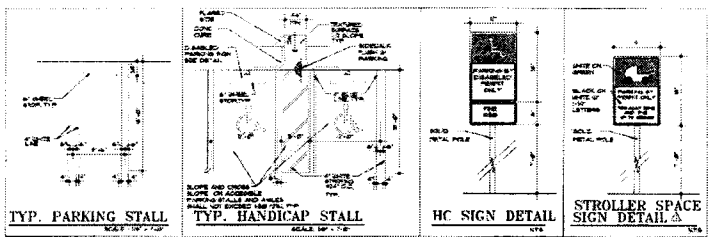
Maria Bedia
(Notary Public)

My commission expires: 9/16/13



Seal

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.



STANDARD FACILITIES REQUIRED INFORMATION
(FROM DEED, ANNEX CHAPTER 13, SEC. 41-14.1-1)

TOTAL NET OF THE LOT: 120,000 SQ. FT.

MINIMUM STAFFED CAPACITY: 100 PERSONS

APPROXIMATE NUMBER OF STUDENTS AND UNIVERSITY: 100 PERSONS

NUMBER OF CLASSROOMS: 10 CLASSROOMS

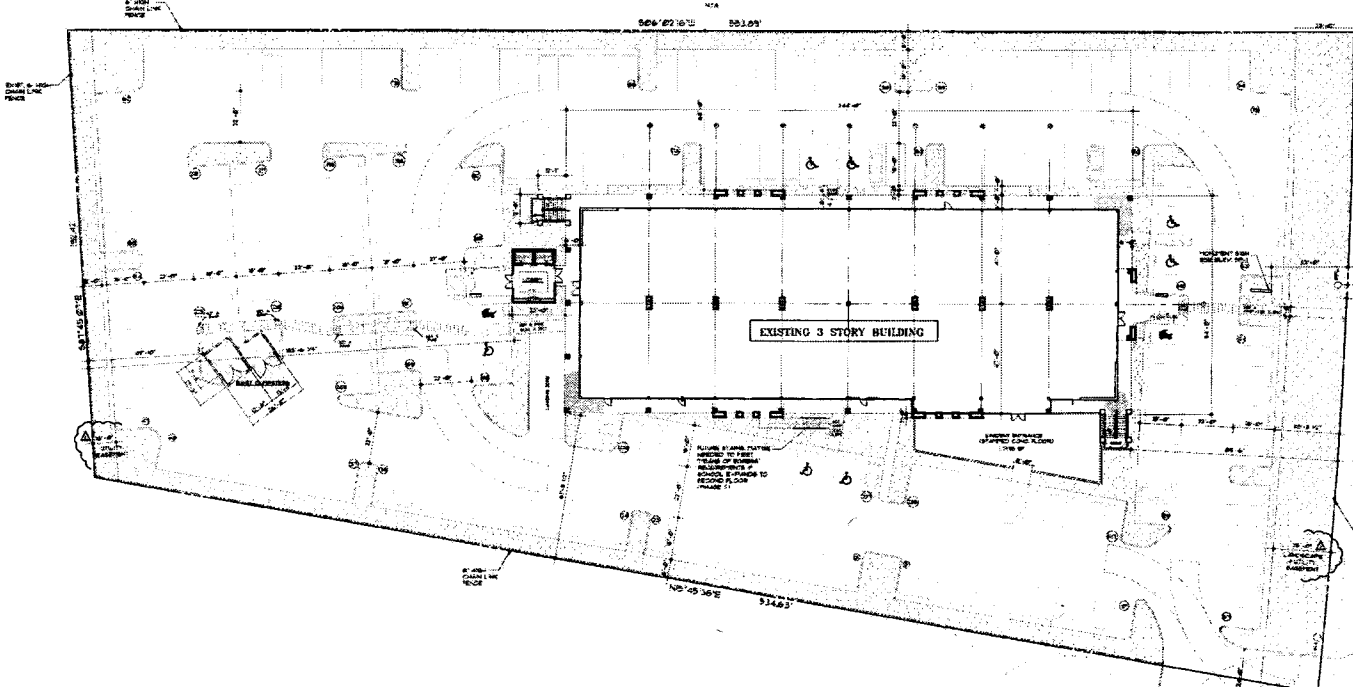
CLASSROOM SIZE: 100 SQ. FT.

STANDARD FACILITIES REQUIRED INFORMATION:

OUTDOOR AREAS:

AUTO STAGING:

CLASSROOM SIZE:



MIAMI GARDENS COMMONS PARKING TABULATION

CLASSROOM AREA	STUDENT CAPACITY	STUDENT AREA	STUDENT AREA	STUDENT AREA
1st Floor	100	100	100	100
2nd Floor	100	100	100	100
3rd Floor	100	100	100	100
TOTAL	300	300	300	300

PARKING USE BREAKDOWN:

STUDENT: 100

STAFF: 10

OFFICE: 10

OTHER: 10

INDEX:

1. SITE PLAN

2. 1ST FLOOR PLAN

3. 2ND FLOOR PLAN

4. 3RD FLOOR PLAN

5. 4TH FLOOR PLAN

6. 5TH FLOOR PLAN

LEGEND:

1. SITE PLAN

2. 1ST FLOOR PLAN

3. 2ND FLOOR PLAN

4. 3RD FLOOR PLAN

5. 4TH FLOOR PLAN

6. 5TH FLOOR PLAN

LEGAL DESCRIPTION

1. SUBDIVISION: MIAMI GARDENS COMMONS PARK

2. LOT: 100

3. PLAT: 100

4. PLAT: 100

RECEIVED
211-07
MAR 21 2012



GUTIERREZ & LOZANO ARCHITECTS
2000 W. STATE ROAD 31, SUITE 117
FT. LAUDERDALE, FL 33312
PHONE: (954) 221-1442
FAX: (954) 221-1443

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:

MIAMI GARDEN COMMONS

5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:

MIAMI GARDEN COMMONS

5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL

JOHN No.

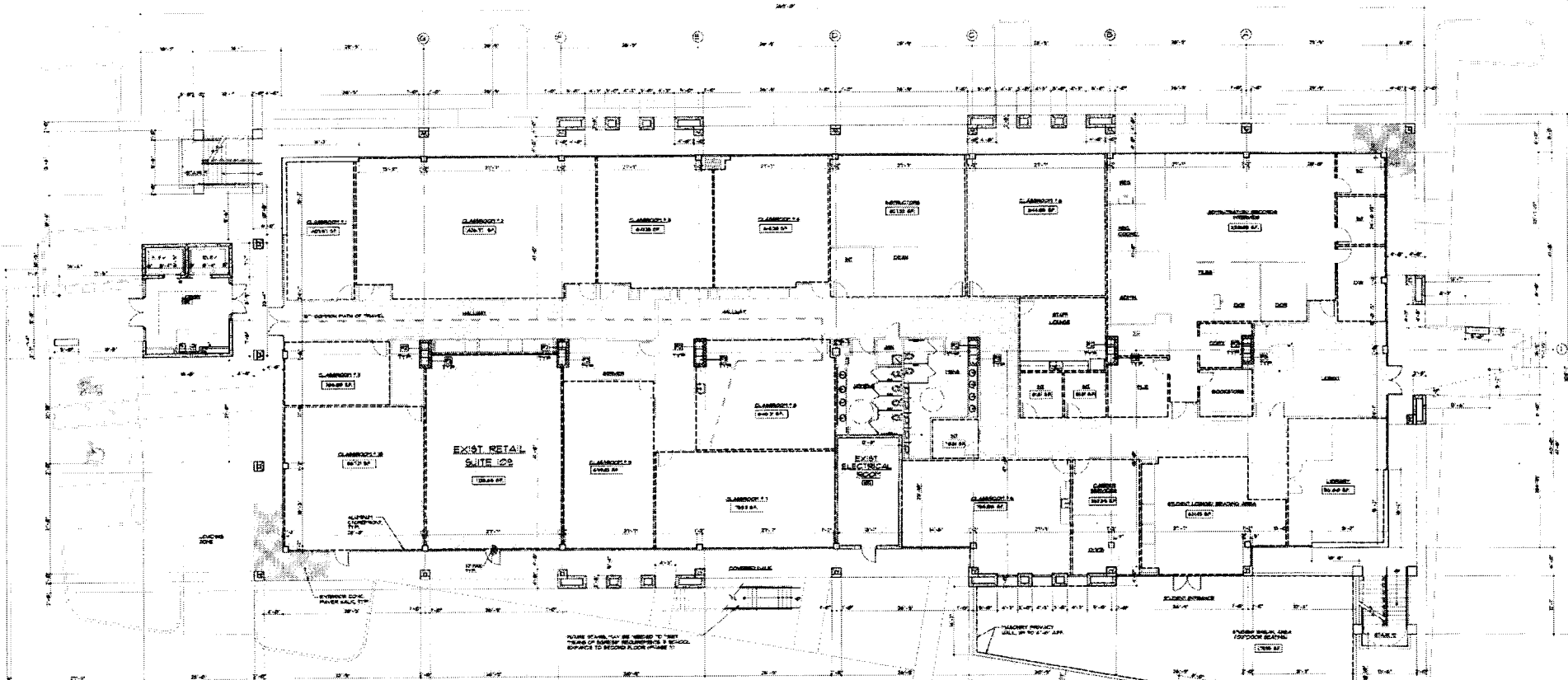
DATE: 06/12/11

SHEET

SP-1

OF

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT
BY



FIRST FLOOR AREA CALCULATIONS ΔΔ

ADMINISTRATIVE AREAS	CLASSROOM AREAS	LIBRARY	SCIENCE LAB	COMPUTER LAB	GYMNASIUM
ADMINISTRATION 1000 SF	CLASSROOM 1.1 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
RECEPTION 500 SF	CLASSROOM 1.2 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
STUDENT LOBBY 400 SF	CLASSROOM 1.3 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
CORRIDOR SERVICES 300 SF	CLASSROOM 1.4 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
RESTROOMS 200 SF	CLASSROOM 1.5 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
STORAGE 100 SF	CLASSROOM 1.6 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
STORAGE 100 SF	CLASSROOM 1.7 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
STORAGE 100 SF	CLASSROOM 1.8 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
STORAGE 100 SF	CLASSROOM 1.9 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
STORAGE 100 SF	CLASSROOM 1.10 1000 SF	LIBRARY 1000 SF	SCIENCE LAB 1000 SF	COMPUTER LAB 1000 SF	GYMNASIUM 1000 SF
TOTAL 3000 SF	TOTAL 10000 SF	TOTAL 10000 SF	TOTAL 10000 SF	TOTAL 10000 SF	TOTAL 10000 SF

RECEIVED
21-077
MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY _____

1ST FLOOR PLAN (PHASE I) Δ

FIRE SPROINKLER NOTES

1. BASED: FIRE SPROINKLER SYSTEM DESIGN TO COMPLY WITH NFPA 13 CRITICAL HAZARD RISK
2. HATCH: 1/2" (12") SPROINKLER HEADS AT 20' SPACING
3. HATCH: 1/2" (12") SPROINKLER HEADS AT 20' SPACING
4. HATCH: 1/2" (12") SPROINKLER HEADS AT 20' SPACING

RECEIVED
MAR 21 2012



GUTIERREZ & LOZANO ARCHITECTS
2500 N. MIAMI ROAD, SUITE 100
MIAMI, FL 33137
PHONE: (305) 551-1000
FAX: (305) 551-1000

REVISIONS	DATE	BY
1. APPROVED FOR PERMIT	03/20/12	GL
2. REV. COUNTY COMMENTS	03/20/12	GL

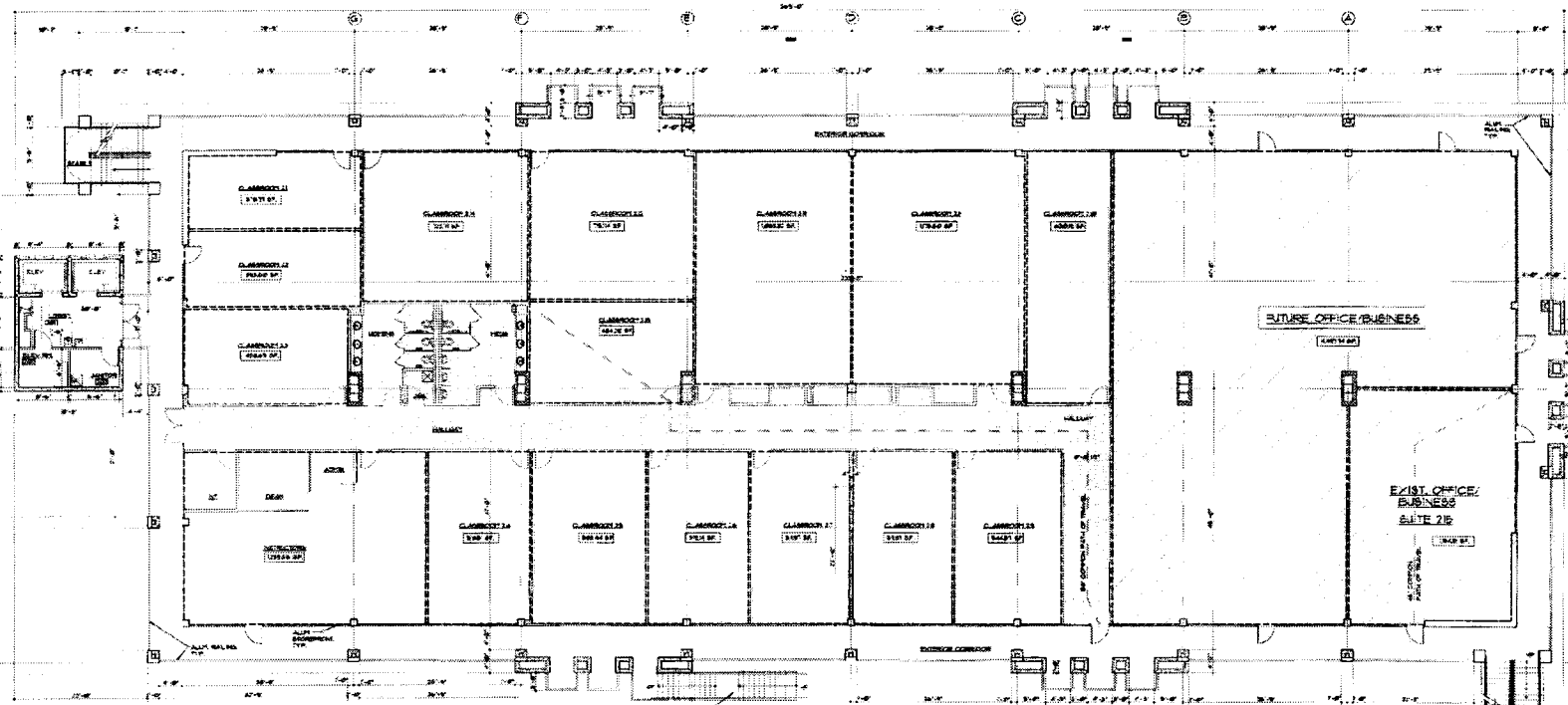
PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS

5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL

SHEET TITLE:
1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"

JOB No.:
DATE: 06/10/11
SHEET
A-1.1
OF

H.C. DRINKING FOUNTAIN



SECOND FLOOR AREA CALCULATIONS					
DESCRIPTION	AREA	AREA	AREA	AREA	AREA
CLASSROOM 11	1,700 SF				
CLASSROOM 12	1,700 SF				
CLASSROOM 13	1,700 SF				
CLASSROOM 14	1,700 SF				
CLASSROOM 15	1,700 SF				
CLASSROOM 16	1,700 SF				
CLASSROOM 17	1,700 SF				
CLASSROOM 18	1,700 SF				
CLASSROOM 19	1,700 SF				
CLASSROOM 20	1,700 SF				
CLASSROOM 21	1,700 SF				
CLASSROOM 22	1,700 SF				
CLASSROOM 23	1,700 SF				
CLASSROOM 24	1,700 SF				
CLASSROOM 25	1,700 SF				
CLASSROOM 26	1,700 SF				
CLASSROOM 27	1,700 SF				
CLASSROOM 28	1,700 SF				
TOTAL	47,800 SF				

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21-077
MAR 21 2012

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

2ND FLOOR PLAN (PHASE II) A



GUTIERREZ & LOZANO ARCHITECTS
7831 W. 20TH AVE. SUITE 111
D. CALDERON, AIA, LEED AP
PHONE: (305) 571-3340
FAX: (305) 571-3341

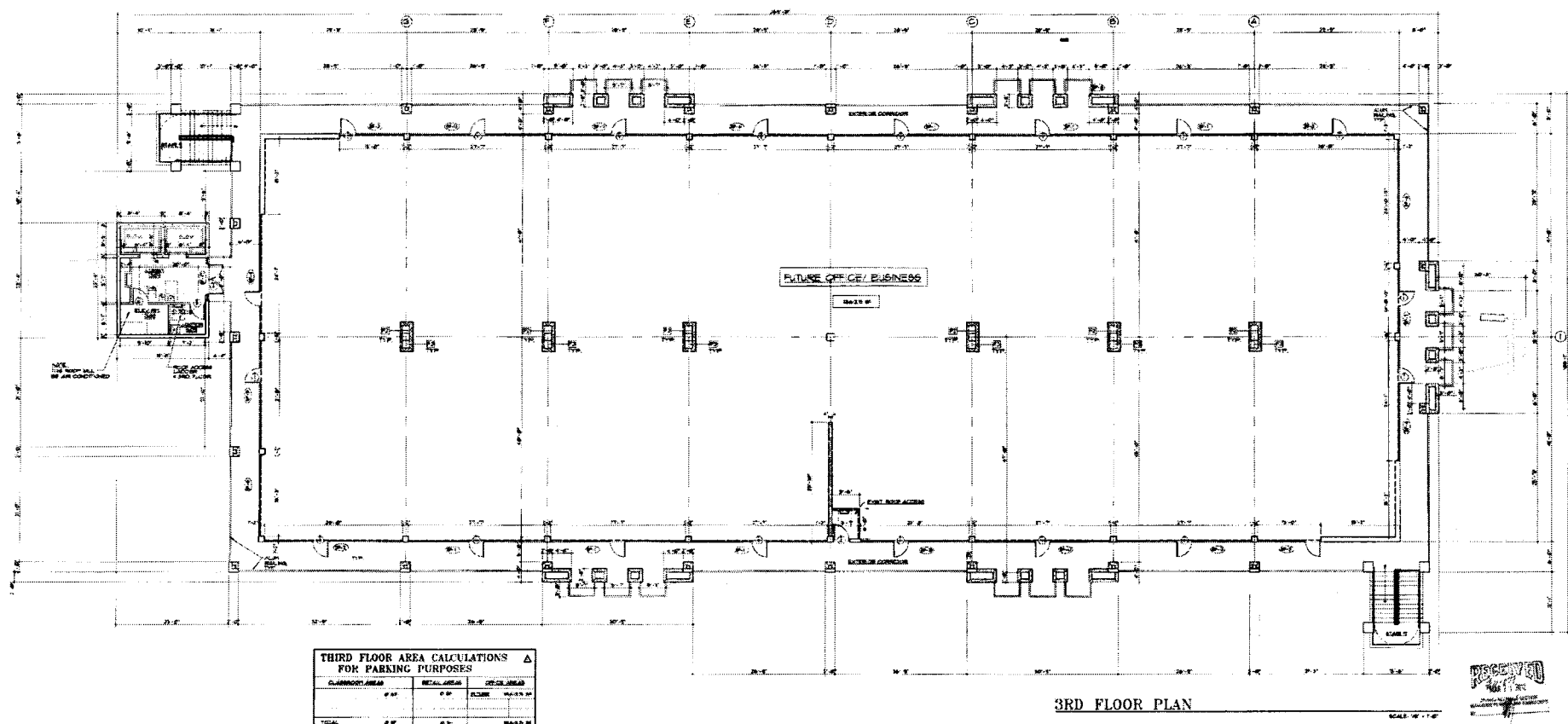
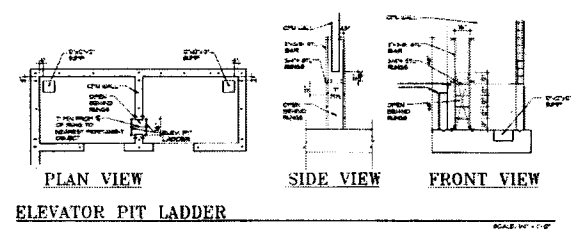
REVISIONS	DATE
1. APPROVED	3-2-12
2. REV. COUNTY COMMENTS	3-2-12

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS
5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL

SHEET TITLE:
NO. 1000 PLAN
SCALE: 1/8" = 1'-0"

JOB No.:
DATE: 03/12/12
SHEET
A-1.2
OF

52



THIRD FLOOR AREA CALCULATIONS FOR PARKING PURPOSES		
CLASSIFICATION	AREA	REMARKS
1	10,000	10,000
2	20,000	20,000
3	30,000	30,000
4	40,000	40,000
5	50,000	50,000
6	60,000	60,000
7	70,000	70,000
8	80,000	80,000
9	90,000	90,000
10	100,000	100,000
TOTAL	500,000	500,000

RECEIVED
 2-11-07
 MAR 21 2012

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.
 BY _____



GUTIERREZ & LOZANO ARCHITECTS
 3200 N. STATE ROAD PALM BEACH, FL 33410
 PHONE: (561) 821-3444
 FAX: (561) 821-3444

REVISION	DATE
1. PRELIMINARY	1-1-07

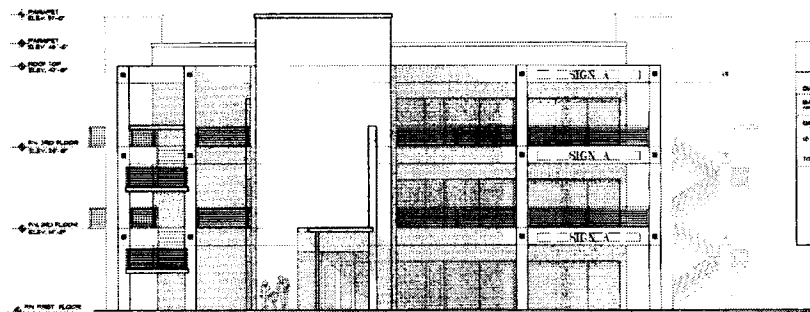
DATE OF PRELIMINARY	1-1-07
DATE OF FINAL	1-1-07
DATE OF PRELIMINARY	1-1-07
DATE OF FINAL	1-1-07

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS
 5901 MIAMI GARDENS DRIVE
 MIAMI, MIAMI DADE COUNTY, FL.

SHEET TITLE:	3RD FLOOR PLAN
SCALE:	1/4" = 1'-0"

JOB No.:	06/15/11
DATE:	06/15/11
SHEET	A-1.3
OF	01

26



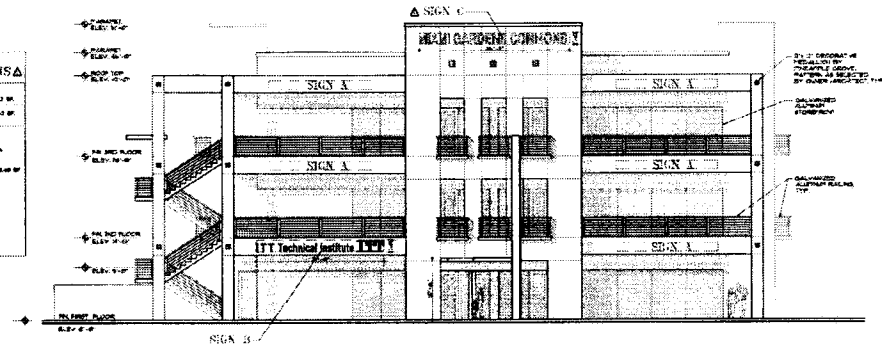
NORTH ELEVATION

WALL SIGNS CALCULATIONS

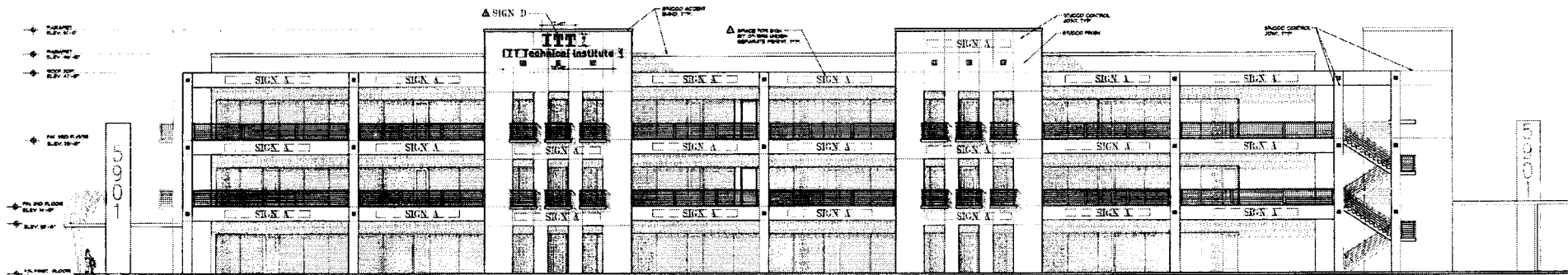
BUILDING WALL AREA SIGN ON 10' HIGH 10' SIGN: 1000 SF
 BASIC AREA OF WALL SIGN ALLOWED: 1000 SF
 WALL SIGN AREA INCREASE ALLOWED: 10' x 10' SIGN: 100 SF
 TOTAL WALL SIGN ALLOWED: 1100 SF

WALL SIGN PERMITTED:

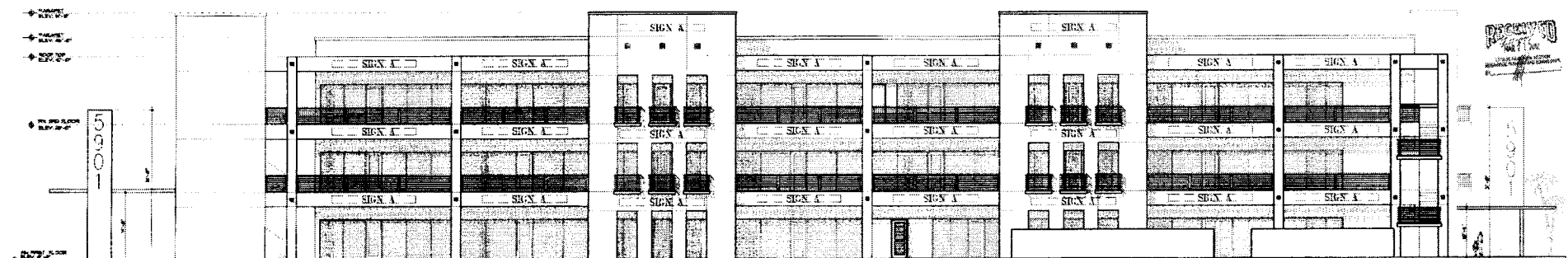
WALL SIGN A: 10' x 10' SIGN: 100 SF	WALL SIGN B: 10' x 10' SIGN: 100 SF
WALL SIGN C: 10' x 10' SIGN: 100 SF	WALL SIGN D: 10' x 10' SIGN: 100 SF
TOTAL WALL SIGN: 400 SF	



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

RECEIVED
 311-07
 MAR 21 2012

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

BY



GUTIERREZ & LOZANO ARCHITECTS
 5901 W. STATE ROAD 84, SUITE 111
 FT. LAUDERDALE, FL 33311
 PHONE: (954) 521-5442
 FAX: (954) 521-5444

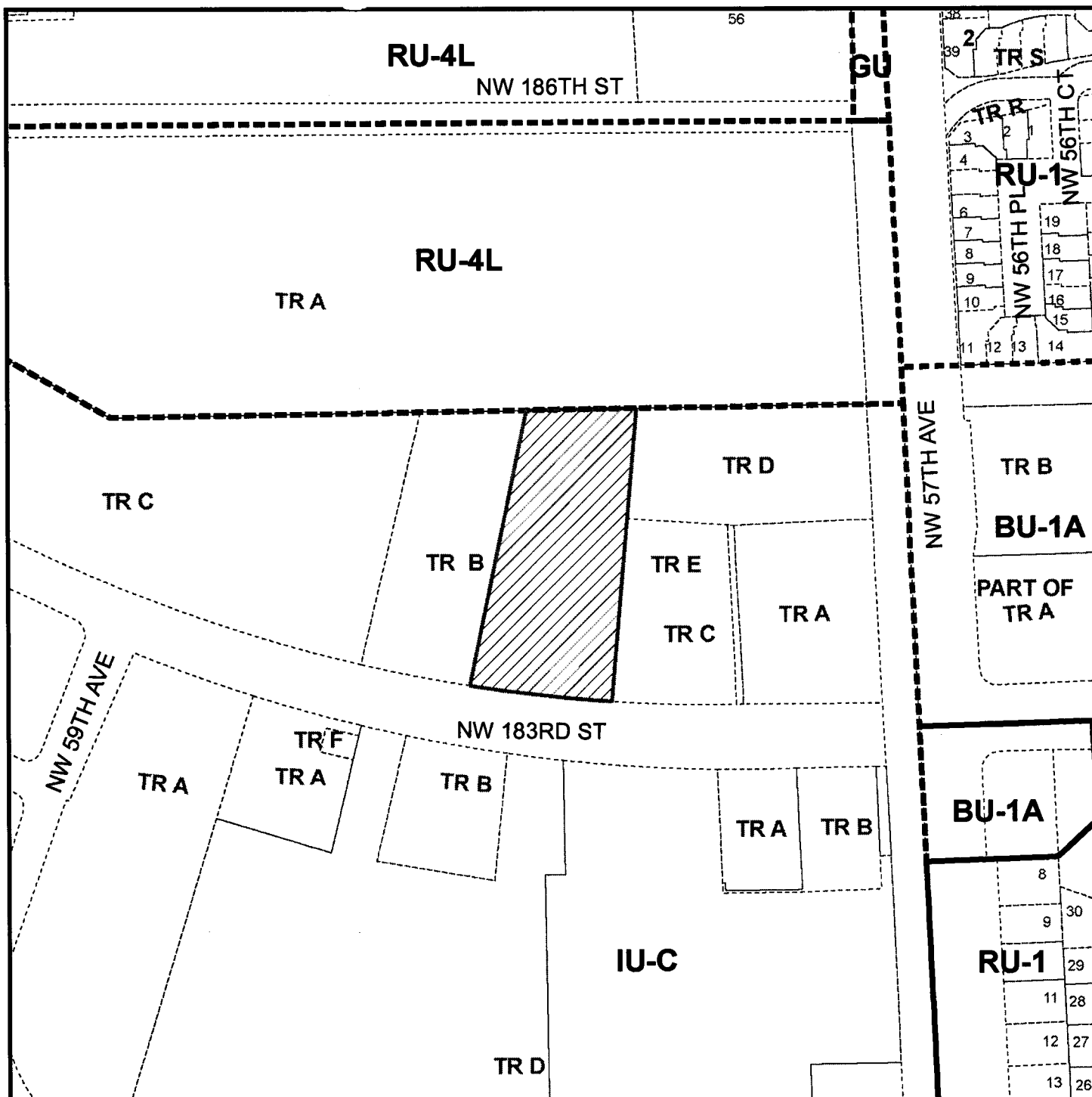
REVISIONS
1. APPROVED FOR PERMIT: 10/1/2011

DATE OF PERMIT: 10/1/2011
DATE OF PERMIT: 10/1/2011

PROPOSED PRIVATE SCHOOL/EDUCATIONAL FACILITY AT:
MIAMI GARDEN COMMONS
5901 MIAMI GARDENS DRIVE
MIAMI, MIAMI DADE COUNTY, FL.

SHEET TITLE:
ELEVATION
SCALE: 1/8" = 1'-0"

JOB No.:
DATE: 03/13/11
SHEET
A-1.4
OF





MIAMI-DADE COUNTY
HEARING MAP

Process Number
Z2011000077

Section: 12 Township: 52 Range: 40
Applicant: MIAMI GARDENS COMMONS, LLC
Zoning Board: C5
Commission District: 1
Drafter ID: KEELING STENNETT
Scale: NTS

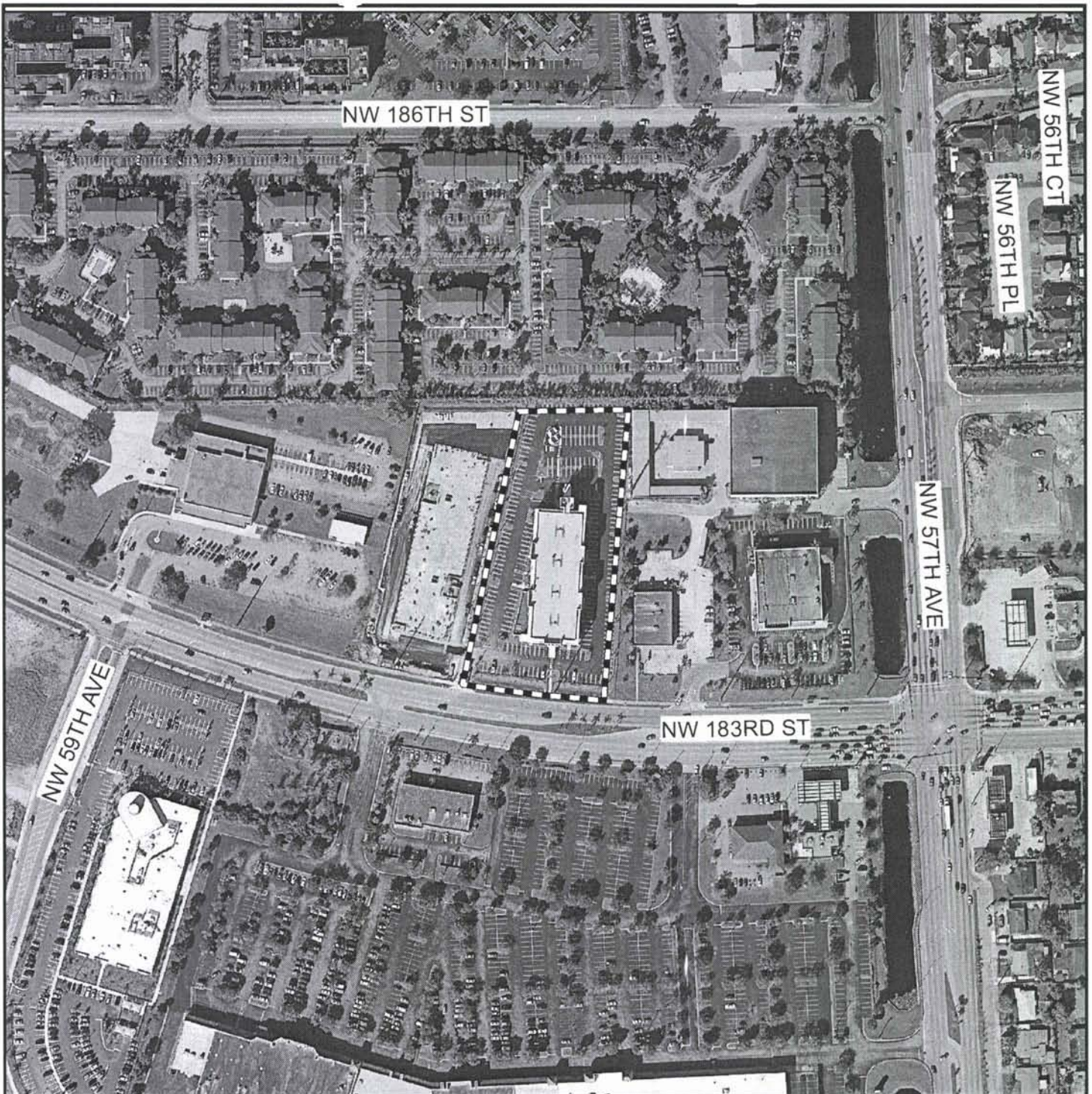
Legend

-  Subject Property Case
-  Zoning



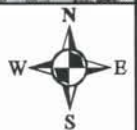
SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
		27



MIAMI-DADE COUNTY
AERIAL YEAR 2009

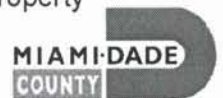
Process Number
Z2011000077



Section: 12 Township: 52 Range: 40
Applicant: MIAMI GARDENS COMMONS, LLC
Zoning Board: C5
Commission District: 1
Drafter ID: KEELING STENNETT
Scale: NTS

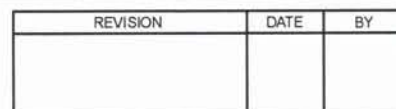
Legend

 **Subject Property**



SKETCH CREATED ON: Wednesday, July 13, 2011

REVISION	DATE	BY
		28



Zoning Evaluation Checklist

(Due 21 days after filing)

Application name: Miami Gardens Commons, LLC Ph No: 711-077Evaluator: NEWSOME Specialist: HOLNESSCDMP Designation: Business and OfficeConsistency: ConsistentIs this an existing or unusual use: existing

Site inspection needed: _____ Completed: _____

Covenant required/Reason: _____

Applicant notified (date/person): _____

Draft Covenant date r'cd: _____ Final Covenant Date r'cd: _____

Analyst/Processor Preliminary File Review Date: _____

Senior Staff File Review Date: _____

Preliminary 40-day AD Review: _____

Recommendation: ApprovalConditions/notes: need sign off from all owners (unless
bldgs meet BU-2 standards - use okPreliminary Rec (shell) date: 7/28/11

Memorandum



244698

Date: September 26, 2012

To: Jack Osterholt, Deputy Mayor/Director
Regulatory and Economic Resources Department

From: Jack Kardys, Director
Parks, Recreation and Open Spaces Department

Subject: Blanket Concurrency Approval for Recreation and Open Space

This memorandum updates the blanket concurrency approval memo of August 26, 2011. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2013. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

c: Helen Brown, Metropolitan Planning, RER
Maria I. Nardi, Chief, Planning and Research Division, MDPROS

Local Recreation Open Space Level of Service, 2012

Park Benefit District	Unincorporated Population (1) Plus Permitted Development	Standard @ 2.75 Acres Per 1000 Residents	Public Park Acres (2)	School Acres (3)	Private Open Space Acres (4)	Total Recreation Open Space Acreage	Surplus (Deficit) Acres	Percent of Standard (%)
1	370,546	1,019.00	763.09	299.82	267	1,329.91	310.91	131%
2	600,714	1,651.96	1,317.61	356.30	473	2,146.91	494.95	130%
3	154,867	425.88	448.99	96.62	89	634.61	208.73	149%
TOTAL	1,126,127	3,096.85	2,529.69	752.74	829	4,111.43	1,014.58	133%

Source: (1) Miami Dade Department of Planning and Zoning, June 2012

(2) Miami-Dade County Park and Recreation Department, Planning and Research Division, June 2012

(3) Miami-Dade County School Board, Site Planning Department 11/28/08

(4) Private Open Space is one-half of total private acres.

Memorandum



Date: September 28, 2012

To: Jack Osterholt, Director
Department of Regulatory and Economic Resources

From: Kathleen Woods-Richardson, Director
Public Works and Waste Management Department

Subject: Solid Waste Disposal Concurrency Determination

A handwritten signature in black ink, reading "Kathleen Woods-Richardson".

The Public Works and Waste Management Department determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed or subject to a binding executed contract for construction are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Service Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of seventeen (17) years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste to the System through interlocal agreements or long-term contracts and anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS through Fiscal Year 2028-29 or twelve (12) years beyond the minimum five (5) year standard. This determination is contingent upon the continued ability of the County and its disposal service contract provider to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to issue development orders. This determination shall remain in effect for a period of one (1) fiscal year (ending September 30, 2013), at which time a new determination will be issued. If, however, a significant event occurs that substantially alters the projection, the Department will issue an updated determination.

Attachment

c: Paul Mauriello, Assistant Director, Operations
Christopher Rose, Assistant Director, Administration
Asok Ganguli, Assistant Director, Technical Services
Michael Moore, Assistant Director, Disposal Operations

Public Works and Waste Management Department (PWWM)
Solid Waste Management Disposal Facility Available Capacity
From Fiscal Year 2012-13 Through Fiscal Year 2028-29

FISCAL YEAR PERIOD	WASTE PROJECTION NET TONS DISPOSED	RESOURCES RECOVERY ASHFIll *			SOUTH DADE LANDFILL **			NORTH DADE LANDFILL ***			WMI ****	TOTAL TO BE LANDFILLED	TO BE INCINERATED AND RECYCLED
		Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	Beginning Capacity	Landfilled	Ending Capacity	CONTRACT DISPOSAL		
OCT. 1, 2012 TO SEPT. 30, 2013	1,522,000	1,551,718	194,000	1,357,718	6,199,967	216,000	5,983,967	1,717,327	124,000	1,593,327	250,000	784,000	738,000
OCT. 1, 2013 TO SEPT. 30, 2014	1,522,000	1,357,718	194,000	1,163,718	5,983,967	216,000	5,767,967	1,593,327	124,000	1,469,327	250,000	784,000	738,000
OCT. 1, 2014 TO SEPT. 30, 2015	1,522,000	1,163,718	194,000	969,718	5,767,967	216,000	5,551,967	1,469,327	124,000	1,345,327	250,000	784,000	738,000
OCT. 1, 2015 TO SEPT. 30, 2016	1,522,000	969,718	194,000	775,718	5,551,967	216,000	5,335,967	1,345,327	124,000	1,221,327	250,000	784,000	738,000
OCT. 1, 2016 TO SEPT. 30, 2017	1,522,000	775,718	194,000	581,718	5,335,967	216,000	5,119,967	1,221,327	124,000	1,097,327	250,000	784,000	738,000
OCT. 1, 2017 TO SEPT. 30, 2018	1,522,000	581,718	194,000	387,718	5,119,967	216,000	4,903,967	1,097,327	124,000	973,327	250,000	784,000	738,000
OCT. 1, 2018 TO SEPT. 30, 2019	1,522,000	387,718	194,000	193,718	4,903,967	216,000	4,687,967	973,327	124,000	849,327	250,000	784,000	738,000
OCT. 1, 2019 TO SEPT. 30, 2020	1,522,000	193,718	193,718	0	4,687,967	216,282	4,471,685	849,327	124,000	725,327	250,000	784,000	738,000
OCT. 1, 2020 TO SEPT. 30, 2021	1,522,000	0	0	0	4,471,685	410,000	4,061,685	725,327	124,000	601,327	250,000	784,000	738,000
OCT. 1, 2021 TO SEPT. 30, 2022	1,522,000	0	0	0	4,061,685	410,000	3,651,685	601,327	124,000	477,327	250,000	784,000	738,000
OCT. 1, 2022 TO SEPT. 30, 2023	1,522,000	0	0	0	3,651,685	410,000	3,241,685	477,327	124,000	353,327	250,000	784,000	738,000
OCT. 1, 2023 TO SEPT. 30, 2024	1,522,000	0	0	0	3,241,685	410,000	2,831,685	353,327	124,000	229,327	250,000	784,000	738,000
OCT. 1, 2024 TO SEPT. 30, 2025	1,522,000	0	0	0	2,831,685	410,000	2,421,685	229,327	124,000	105,327	250,000	784,000	738,000
OCT. 1, 2025 TO SEPT. 30, 2026	1,522,000	0	0	0	2,421,685	428,673	1,993,012	105,327	105,327	0	250,000	784,000	738,000
OCT. 1, 2026 TO SEPT. 30, 2027	1,522,000	0	0	0	1,993,012	534,000	1,459,012	0	0	0	250,000	784,000	738,000
OCT. 1, 2027 TO SEPT. 30, 2028	1,522,000	0	0	0	1,459,012	534,000	925,012	0	0	0	250,000	784,000	738,000
OCT. 1, 2028 TO SEPT. 30, 2029	1,522,000	0	0	0	925,012	534,000	391,012	0	0	0	250,000	784,000	738,000
REMAINING YEARS				7			17			13		17	

ANNUAL DISPOSAL RATE (in tons)

RESOURCES RECOVERY ASHFIll	194,000
SOUTH DADE LANDFILL	216,000
NORTH DADE LANDFILL	124,000
WMI CONTRACT	250,000
TOTAL TO BE LANDFILLED	<u>784,000</u>

* Ashfill capacity is for Cell 19 and Cell 20.

** South Dade includes Cells 3, 4 and 5. Assumes unders from Resources Recovery consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted, trash goes to South Dade Landfill and WMI.

**** Maximum Contractual Tonnage per year to WMI is 500,000 tons, 250,000 tons to the Medley Landfill and 250,000 tons to the Pompano Landfill in Broward County. WMI disposal contract ends September 30, 2015. The Department anticipates contract renewal in 2015.

All beginning capacity figures are derived from the Capacity of Miami-Dade County Landfills draft report prepared by the Malcolm Pirnie based on the actual July, 2010, survey with actual tons from July 2009, through June, 2010, and projected tons for July, August and September, 2010.

Memorandum



Date: September 15, 2010

To: Marc C. La Ferrier, Director
Department of Planning and Zoning

From: Harpal S. Kapoor, Director
Miami-Dade Transit

Subject: FY09 Blanket Concurrency Approval for Transit

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your department's Research Division, and a review of the June 2010 Metrobus/Metrorail service area we find that MDT meets or exceeds the Level-of-Service Standards (LOS) for mass transit established in the above-referenced County Rules and Regulations for most areas of Miami-Dade County with the exception of partial alignment segments of the following five routes:

- Route 24 alignment - 40-minute headway - the segment along SW 26th Street (Coral Way) from SW 137th Avenue to SW 153rd Court.
- Route 54 alignment - 40-minute headway - performing a turn around loop that encompasses the following segments: along NW 82nd Avenue, from NW 170th Street to NW 186th Street (Miami Gardens Drive); the segment west along NW 186th Street (Miami Gardens Drive) from NW 82nd Avenue to NW 87th Avenue; the segment north along NW 87th Avenue from NW 186th Street (Miami Gardens Drive) to NW 192nd Street; the segment east on NW 192nd Street from NW 87th Avenue to NW 82nd Avenue, and to complete the loop, the segment on NW 82nd Avenue from NW 192nd Street south to NW 186th Street (Miami Gardens Drive).
- Route 56 alignment - 60-minute headway - the segment along SW 107th Avenue from SW 56th Street (Miller Road) south to SW 72nd Street (Sunset Drive) and the segment along SW 117th Avenue from SW 72nd Street (Sunset Drive) south to SW 104th Street (Killian Parkway).
- Route 136 alignment - 50-minute headway - most of the route segments west of the South Miami-Dade Busway are not in compliance. These segments include the following: along SW 104th Street (Killian Parkway) from the South Miami-Dade Busway west to SW 87th Avenue; along SW 87th Avenue from SW 104th Street (Killian Parkway) south to SW 128th Street; along SW 128th Street from SW 87th Avenue to SW 92nd Avenue; the segment from SW 92nd Avenue making a half loop, going east on to SW 129th Terrace to SW 89th Place and then south to SW 136th Street; the segment along SW 136th Street from SW 89th Place west

to SW 107th Avenue; the segment along SW 107th Avenue from SW 136th Street to SW 128th Street; the segment along SW 128th Street from SW 107th Avenue to SW 117th Avenue; the segment along SW 120 Street from SW 117th Avenue to SW 147th Avenue; the segment along SW 147th Avenue from SW 120th Street north to SW 112th Street; and, the segment along SW 112th Street from SW 147th Avenue east to SW 137th Avenue.

- Route 252 alignment - 40-minute headway – The segment west of SW 152nd Avenue, along SW 152nd Street from SW 152nd Avenue west to SW 162nd Avenue; then performing a loop around going north on SW 162nd Avenue to SW 144th Street and east on SW 144th Street to SW 160th Avenue and back south on SW 160th Avenue to SW 152nd Street.

There are other segments of Routes not meeting the 30-minute peak headway; however, their alignment is intertwined with other Routes, therefore meeting the concurrency level for those segments.

This memo serves to re-authorize your department to review and approve concurrency applications in all areas of Miami-Dade County with the exception of those five areas mentioned above, where the routes do not meet the 30-minute headway concurrency threshold.

This authorization is intended to continue the arrangement between our respective Departments, and is effective for the period October 1, 2010 to September 30, 2011, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Maria Batista, Principal Planner in our Department. Your continued cooperation on these important matters is greatly appreciated.

cc: Susanna Guzmán-Arean
Maria C. Batista

Memorandum



Date: April 21, 2005

To: Alberto J. Torres, Assistant Director for Zoning
Department of Planning and Zoning

From: Manuel C. Mena, Chief
MDFR Fire Prevention Division

Subject: Concurrency Approval

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami-Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami-Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied

MCM:skr

c: Control File

Received by
Zoning Agenda Coordinator

JUL 27 2010

Memorandum



Date: September 5, 2012

To: Jack Kardys, Director
Park and Recreation Department

From: Mark R. Woerner, AICP, Assistant Director for Planning
Department of Regulatory and Economic Resources

Subject: Blanket Concurrency Approval for Recreation and Open Space

The blanket level of service/concurrency authorization for recreation and open space issued by your department last year will expire on September 30, 2012. This authorization must be re-issued prior to September 30, 2012, so that the Department of Regulatory and Economic Resources (DRER) may continue reviewing concurrency applications for recreation and open space concurrency requirements on your behalf. If such authorization is not received, DRER will have to refer all zoning and permit applications to your department for concurrency review.

Park and Recreation's re-authorization for blanket concurrency authorization should be effective for a one-year period beginning on October 1, 2012 and should be based on sufficient surplus capacity to sustain projected development for one year. If there is not sufficient surplus capacity for one year, please advise this department immediately.

If you or any member of your staff needs further information on this request, please contact Helen A. Brown, Concurrency Administrator at (305) 375-2835. Thank you for your attentions to this matter.

MRW:NS:hab

cc: James Byers, Zoning Division Chief, West Dade Office, DRER
Ronald Connally, Supervisor, Zoning Hearings/Administrative Review Section, DRER
Nick Nitti, Supervisor, Zoning Evaluation Section, DRER
Helen A. Brown, Concurrency Administrator, DRER

Z2011000077 1000'



Map Legend	
CDW Incidents (55)	
27	27U - Larceny Under (19)
32	32 - Assault (6)
54	54 - Fraud (6)
28	28 - Vandalism (5)
22	22S - Auto Theft Stolen (4)
26	26R - Burglary Residential (4)
27	27O - Larceny Over (3)
32	32D - Domestic Assault (2)
29	29 - Robbery (2)
52	52 - Narcotics Investigation (1)
22	22O - Auto - Overdue Rental (1)
32	32A - Aggravated Assault (1)
33	33LB - Sex Offense L&L Battery (1)

This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

CrimeView Server
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Miami-Dade Police Department

CDW INCIDENT REPORT

Miami Gardens Commons, LLC 2011 Selected Crimes (Jan 1 - Jul 10)

Z2011000077 1000'



Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110107010091 MDPD: COUNTY	2011-01-07 17:30 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL UNLOCKED	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: COMPUTER EQUIPMENT STOLEN: CAMERA / PHOTO EQUIPMENT	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5900 NW 186TH ST (SIESTA POINTE APTS #208)
PD110110013843 MDPD: COUNTY	2011-01-10 05:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0097	1 1	X-Y COORDINATES PARKING LOT/GARAGE 18340 NW 62ND AVE (VILLA ESPERANZA APTS #311)
PD110115021316 MDPD: COUNTY	2011-01-15 18:58 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	270 - LARCENY OVER	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: CLOTHING / FUR STOLEN: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD110120028402 MDPD: COUNTY	2011-01-20 19:20 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (K-MART)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110120028498 MDPD: COUNTY	2011-01-20 20:45 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST (WINN DIXIE)
PD110122030841 MDPD: COUNTY	2011-01-22 15:00 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: AUTO ACCESSORY / PART STOLEN: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES OTHER 5750 NW 183RD ST (KMART AUTO CENTER)
PD110127036835 MDPD: COUNTY	2011-01-27 05:17 THU.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0098	2 1	X-Y COORDINATES DEPT/DISCOUNT STORE 5701 NW 183RD ST (WALGREENS)
PD110130041441 MDPD: COUNTY	2011-01-30 11:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0098	2 1	X-Y COORDINATES CONVENIENCE STORE 5701 NW 183RD ST (WALGREENS)
PD110219070421 MDPD: COUNTY	2011-02-15 09:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6100 NW 186TH ST (RESIDENCE)
PD110221073068 MDPD: COUNTY	2011-02-21 14:05 MON.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6090 NW 186TH ST (SIESTA POINT)
PD110303088091 MDPD: COUNTY	2011-03-03 17:30 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD110313102028 MDPD: COUNTY	2011-03-13 00:00 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES RESIDENCE-SINGLE 5990 NW 186TH ST (SIESTA POINTE APTS)
PD110315105368 MDPD: COUNTY	2011-03-15 13:00 TUE.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST (WINN DIXIE)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110322115272 MDPD: COUNTY	2011-03-22 11:25 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD110323117344 MDPD: COUNTY	2011-03-23 18:00 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD110326121876 MDPD: COUNTY	2011-03-26 17:45 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES PARKING LOT/GARAGE 5760 NW 183RD ST
PD110327123108 MDPD: COUNTY	2011-03-27 15:47 SUN.	GENERAL INVESTIGATION OPEN / PENDING	27O - LARCENY OVER	OVER N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5850 NW 183RD ST (KMART)
PD110328125092 MDPD: COUNTY	2011-03-28 21:01 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0098	2 1	X-Y COORDINATES CONVENIENCE STORE 5701 NW 183RD ST (WALGREENS)
PD110329126344 MDPD: COUNTY	2011-03-29 19:13 TUE.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST
PD110331128920 MDPD: COUNTY	2011-03-31 14:10 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110401130613 MDPD: COUNTY	2011-04-01 14:22 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: OFFICE EQUIPMENT STOLEN AND RECOVERED: COMPUTER EQUIPMENT	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (KMART)
PD110402131923 MDPD: COUNTY	2011-04-02 11:18 SAT.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD110404134825 MDPD: COUNTY	2011-04-01 11:30 FRI.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0098	2 1	X-Y COORDINATES RESIDENCE-SINGLE 5830 NW 186TH ST
PD110404135386 MDPD: COUNTY	2011-04-04 15:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES PARKING LOT/GARAGE 5864 NW 183RD ST
PD110407139640 MDPD: COUNTY	2011-04-07 13:27 THU.	ECONOMIC CRIME CLEAR BY ARREST	220 - AUTO - OVERDUE RENTAL	OVERDUE RENTAL FAIL TO REDELIVER	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES COMMERCIAL/OFFICE BLDG 5750 NW 183RD ST (AVIS RAC)
PD110418156084 MDPD: COUNTY	2011-04-18 17:19 MON.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0097	1 1	X-Y COORDINATES COMMERCIAL/OFFICE BLDG 18300 NW 62ND AVE (THE DENAL CLUB)
PD110419157310 MDPD: COUNTY	2011-04-19 13:00 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES CONVENIENCE STORE 5750 NW 183RD ST (KMART)
PD110424164600 MDPD: COUNTY	2011-04-24 12:21 SUN.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD110426167486 MDPD: COUNTY	2011-04-26 12:30 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 18445 NW 62ND AVE
PD110426168159 MDPD: COUNTY	2011-04-26 08:30 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0098	2 1	X-Y COORDINATES RESIDENCE-SINGLE 6090 NW 186TH ST (FIESTA POINT)
PD110427169426 MDPD: COUNTY	2011-04-26 12:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 5860 NW 186TH ST (SIESTA POINTE APTS)
PD110428171025 MDPD: COUNTY	2011-04-28 17:54 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD110430173426 MDPD: COUNTY	2011-04-30 11:11 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD110501175251 MDPD: COUNTY	2011-05-01 08:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6120 NW 186TH ST (SIESTA POINTE APTS #101)
PD110502175733 MDPD: COUNTY	2011-05-02 00:14 MON.	ROBBERY OPEN / PENDING	29 - ROBBERY	CARJACKING CARJACKING	N.A. HANDGUN STOLEN; MISCELLANEOUS STOLEN: CLOTHING / FUR STOLEN: CREDIT CARD / NON-NEGOTIABL E	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6100 NW 186TH ST (SIESTA POINTE APARTMENTS)
PD110504178901 MDPD: COUNTY	2011-05-03 23:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 5900 NW 186TH ST (SIESTA POINTE APTS #107)

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PD110505180974 MDPD: COUNTY	2011-05-05 14:26 THU.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST
PD110510188787 MDPD: COUNTY	2011-05-10 21:42 TUE.	ROBBERY OPEN / PENDING	29 - ROBBERY	OTHER - ROBBERY OTHER	N.A. FIREARM STOLEN: OFFICE EQUIPMENT	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6090 NW 186TH ST (SIESTA POINT APARTMENTS)
PD110511189744 MDPD: COUNTY	2011-05-11 14:35 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS STOLEN AND RECOVERED: JEWELRY / PRECIOUS METALS	M 0174	3 2	X-Y COORDINATES SPECIALTY STORE 5750 NW 183RD ST (KMART)
PD110511190286 MDPD: COUNTY	2011-05-11 20:28 WED.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	32A - AGGRAVATED ASSAULT	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5820 NW 183RD ST (DOLLAR STORE)
PD110521204270 MDPD: COUNTY	2011-05-20 21:45 FRI.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 5830 NW 186TH ST (SIESTA POINTE APTS #208)
PD110521204820 MDPD: COUNTY	2011-05-21 17:35 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD110523207952 MDPD: COUNTY	2011-05-23 21:53 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27O - LARCENY OVER	OVER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (K-MART)
PD110525210870 MDPD: COUNTY	2011-05-25 11:54 WED.	ECONOMIC CRIME OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST (WINN DIXIE)

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PD110604225127 MDPD: COUNTY	2011-06-04 14:20 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: JEWELRY / PRECIOUS METALS	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6000 NW 186TH ST (SIESTA POINTE APTS #102)
PD110607228975 MDPD: COUNTY	2011-06-07 12:15 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6090 NW 186TH ST (SIESTA POINT)
PD110617244282 MDPD: COUNTY	2011-06-17 16:40 FRI.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: MISCELLANEOUS	M 0098	2 1	X-Y COORDINATES RESIDENCE-SINGLE 5701 NW 183RD ST (WALGREENS)
PD110618245343 MDPD: COUNTY	2011-06-18 01:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5850 NW 183RD ST
PD110618246094 MDPD: COUNTY	2011-06-18 21:15 SAT.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL OTHER	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 18032 NW 59TH AVE
PD110619247209 MDPD: COUNTY	2011-06-19 18:26 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6090 NW 186TH ST (SIESTA POINTE)
PD110620247817 MDPD: COUNTY	2011-06-20 07:15 MON.	SEXUAL CRIME OPEN / PENDING	33LB - SEX OFFENSE L&L BATTERY	CONSENSUAL NO FORCE	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6090 NW 186TH ST (SIESTA POINT)
PD110621250288 MDPD: COUNTY	2011-06-21 18:35 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	M 0097	1 1	X-Y COORDINATES RESIDENCE-SINGLE NW 183RD ST & NW 62ND AVE (ROADSIDE)
PD110622250891 MDPD: COUNTY	2011-06-22 04:20 WED.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6120 NW 186TH ST (SIESTA POINT)

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PD110628259340 MDPD: COUNTY	2011-06-28 00:01 TUE.	DOMESTIC CRIME OPEN / PENDING	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6190 NW 186TH ST (SIESTA)
PD110707272448 MDPD: COUNTY	2011-07-07 06:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0098	2 1	X-Y COORDINATES CONVENIENCE STORE 5701 NW 183RD ST (WALGREENS)

55 Total Incidents

Miami Gardens Commons, LLC 2010 Selected Crimes (Jan 1 - Dec 31)

Z2011000077 1000'

Miami-Dade Police Department



Map Legend	
	CDW Incidents (154)
27	27U - Larceny Under (78)
32	32 - Assault (11)
26	26C - Burglary Commercial (9)
26	26R - Burglary Residential (9)
28	28 - Vandalism (8)
52	52 - Narcotics Investigation (8)
22	22S - Auto Theft Stolen (7)
54	54C - Credit Card Fraud (5)
32	32D - Domestic Assault (4)
54	54 - Fraud (4)
54	54M - Major Fraud (4)
27	27O - Larceny Over (3)
14	14 - Conduct Investigation (2)
29	29 - Robbery (2)

This map was prepared using Miami-Dade County's (MDC) Geographic Information System (GIS). As is the case with all public records information, the nature of the data and the collection processes limit the ability of any aggregator to independently validate data and content. Every effort has been made to ensure that the information represented is accurate, however, the results cannot be guaranteed. In order to ensure the accuracy of the information supplied by MDC, the requestor should consult the official government record. Based on these limitations, MDC is unable to guarantee the accuracy of the information represented. Employees or agents disclaim all warranties, expressed or implied, as to any matter whatsoever and shall not be responsible for any loss or damage that may directly or indirectly arise as the result of use of information contained in the County's GIS.

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Miami-Dade Police Department

CDW INCIDENT REPORT



Miami Gardens Commons, LLC 2010 Selected Crimes (Jan 1 - Dec 31)

Z2011000077 1000'

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100101001008 MDPD: COUNTY	2010-01-01 13:29 FRI.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES SPECIALTY STORE 5851 NW 183RD ST (ROSS STORE)
PD100104005837 MDPD: COUNTY	2010-01-04 21:34 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: MISCELLANEOUS STOLEN AND RECOVERED: RADIO / STEREO	M 0174	3 2	X-Y COORDINATES SPECIALTY STORE 5750 NW 183RD ST (SEARS)
PD100107010354 MDPD: COUNTY	2010-01-07 20:00 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100111015602 MDPD: COUNTY	2010-01-11 16:39 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100112016510 MDPD: COUNTY	2010-01-10 19:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL N/A - UNKNOWN	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS STOLEN: TV / VIDEO / VCR / DVD	M 0098	2 1	X-Y COORDINATES STORAGE 18400 NW 57TH AVE (PUBLIC STORAGE)
PD100114019756 MDPD: COUNTY	2010-01-14 14:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES DEPT/DISCOUNT STORE 5701 NW 183RD ST (WALGREENS)
PD100117024610 MDPD: COUNTY	2010-01-17 16:06 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (SEARS)
PD100122032520 MDPD: COUNTY	2010-01-22 17:55 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: MISCELLANEOUS STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100126038680 MDPD: COUNTY	2010-01-26 17:20 TUE.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES RESIDENCE-SINGLE 5865 NW 183RD ST (EXTRA SPACE STORAGE)
PD100127040253 MDPD: COUNTY	2010-01-27 14:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6100 NW 186TH ST (SIESTA POINTE APTS #303)
PD100128042211 MDPD: COUNTY	2010-01-27 22:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5990 NW 186TH ST

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100129043516 MDPD: COUNTY	2010-01-29 17:26 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (SEARS)
PD100129043582 MDPD: COUNTY	2010-01-29 17:20 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100130045058 MDPD: COUNTY	2010-01-30 17:00 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (SEARS)
PD100202048593 MDPD: COUNTY	2010-02-01 20:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES COMMERCIAL/OFFICE BLDG 5920 NW 183RD ST (RADIO SHACK)
PD100204052880 MDPD: COUNTY	2010-02-04 18:05 THU.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: AUTO ACCESSORY / PART	M 0098	2 1	X-Y COORDINATES DEPT/DISCOUNT STORE 5751 NW 183RD ST (AUTO ZONE)
PD100208059118 MDPD: COUNTY	2010-02-08 19:30 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100208059178 MDPD: COUNTY	2010-02-08 20:30 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100210061849 MDPD: COUNTY	2010-02-10 15:30 WED.	GENERAL INVESTIGATION OPEN / PENDING	14 - CONDUCT INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES DRUG STORE/HOSPITAL 5701 NW 183RD ST (WALGREENS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100210061923 MDPD: COUNTY	2010-02-10 16:15 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE STOLEN AND RECOVERED: COMPUTER EQUIPMENT	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100213066242 MDPD: COUNTY	2010-02-13 13:00 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES OTHER 5750 NW 183RD ST (SEARS)
PD100214068186 MDPD: COUNTY	2010-02-14 19:50 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST
PD100218073410 MDPD: COUNTY	2010-02-18 13:10 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: JEWELRY / PRECIOUS METALS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100218073465 MDPD: COUNTY	2010-02-18 14:12 THU.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	OTHER OTHER STOLEN: DRUG	M 0098	2 1	X-Y COORDINATES SPECIALTY STORE 5701 NW 183RD ST (WALGREENS)
PD100218073600 MDPD: COUNTY	2010-02-18 15:40 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: MISCELLANEOUS	M 0098	2 1	X-Y COORDINATES SPECIALTY STORE 5701 NW 183RD ST (WALGREENS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100223080542 MDPD: COUNTY	2010-01-30 09:51 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27O - LARCENY OVER	OVER N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	M 0174	3 2	X-Y COORDINATES OTHER 5910 NW 183RD ST (INSTANT CASH ADVANCE CHECK CASHING)
PD100223081062 MDPD: COUNTY	2010-02-22 12:39 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100303093914 MDPD: COUNTY	2010-03-03 20:20 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100307099028 MDPD: COUNTY	2010-03-07 04:00 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0097	1 1	X-Y COORDINATES HIGHWAY/ROADWAY NW 186TH ST & NW 62ND AVE
PD100307099678 MDPD: COUNTY	2010-03-07 17:32 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100308101491 MDPD: COUNTY	2010-03-08 22:20 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100312107172 MDPD: COUNTY	2010-03-12 16:01 FRI.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: JEWELRY / PRECIOUS METALS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100313108902 MDPD: COUNTY	2010-03-13 17:00 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100313108915 MDPD: COUNTY	2010-03-13 17:00 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100314110027 MDPD: COUNTY	2010-03-14 13:40 SUN.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5900 NW 186TH ST (SIESTA POINT APTS)
PD100314110465 MDPD: COUNTY	2010-03-14 18:30 SUN.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST (WINN DIXIE)
PD100316113777 MDPD: COUNTY	2010-03-16 20:20 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES HIGHWAY/ROADWAY NW 183RD ST & NW 62ND AVE (ROADWAY)
PD100319118292 MDPD: COUNTY	2010-03-19 19:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (SEARS)
PD100323123961 MDPD: COUNTY	2010-03-23 15:20 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES GOV'T/PUBLIC BLDG 5880 NW 183RD ST (IMMIGRATION BUILDING)
PD100330134398 MDPD: COUNTY	2010-03-30 07:30 TUE.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: JEWELRY / PRECIOUS METALS	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6000 NW 186TH ST (SIESTA POINTE APTS #105)
PD100331135719 MDPD: COUNTY	2010-03-16 12:00 TUE.	ECONOMIC CRIME OPEN / PENDING	54C - CREDIT CARD FRAUD	LOST/STOLEN CREDIT CARD LOST/STOLEN CREDIT CARD	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5860 NW 186TH ST

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100331136368 MDPD: COUNTY	2010-03-31 17:56 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100402139061 MDPD: COUNTY	2010-04-02 11:48 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (SEARS)
PD100404142115 MDPD: COUNTY	2010-04-04 11:50 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100405143645 MDPD: COUNTY	2010-04-05 12:37 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100406145039 MDPD: COUNTY	2010-04-06 12:20 TUE.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5860 NW 186TH ST (SIESTA POINTE APTS)
PD100409150078 MDPD: COUNTY	2010-04-03 00:01 SAT.	ECONOMIC CRIME OPEN / PENDING	54C - CREDIT CARD FRAUD	IDENTITY THEFT IDENTITY THEFT	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST
PD100411153272 MDPD: COUNTY	2010-04-11 15:41 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE STOLEN AND RECOVERED: RADIO / STEREO STOLEN AND RECOVERED: COMPUTER EQUIPMENT	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS ESSENTIALS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100412154361 MDPD: COUNTY	2010-04-12 12:30 MON.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES SPECIALTY STORE 5750 NW 183RD ST (SEARS)
PD100414156987 MDPD: COUNTY	2010-04-13 23:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6160 NW 186TH ST (SIESTA POINTE APTS #107)
PD100414157744 MDPD: COUNTY	2010-04-13 08:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5990 NW 186TH ST (SIESTA POINT APTS)
PD100416160629 MDPD: COUNTY	2010-04-16 14:56 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100419164206 MDPD: COUNTY	2010-04-19 03:15 MON.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES CLOTHING/SHOE STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100421167750 MDPD: COUNTY	2010-04-21 09:00 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: MISCELLANEOUS STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100422168844 MDPD: COUNTY	2010-04-22 00:34 THU.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES CLOTHING/SHOE STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100422169606 MDPD: COUNTY	2010-04-22 13:26 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100422169653 MDPD: COUNTY	2010-04-22 13:50 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER RECOVERED: TV / VIDEO / VCR / DVD RECOVERED: RADIO / STEREO	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100425174221 MDPD: COUNTY	2010-04-25 12:15 SUN.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: AUTO ACCESSORY / PART	M 0098	2 1	X-Y COORDINATES SPECIALTY STORE 5751 NW 183RD ST (AUTO ZONE)
PD100429180004 MDPD: COUNTY	2010-04-29 00:00 THU.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	IDENTITY THEFT N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0098	2 1	X-Y COORDINATES RESIDENCE-SINGLE 5960 NW 186TH ST (RESIDENCE)
PD100429180281 MDPD: COUNTY	2010-04-29 11:30 THU.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES PARKING LOT/GARAGE 5850 NW 183RD ST (WINN DIXIE)
PD100504188635 MDPD: COUNTY	2010-05-04 20:25 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100511199002 MDPD: COUNTY	2010-04-23 12:00 FRI.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	CHECKS FORGERY	N.A. OTHER STOLEN: CREDIT CARD / NON-NEGOTIABLE	M 0098	2 1	X-Y COORDINATES DRUG STORE/HOSPITAL 5701 NW 183RD ST (WALGREENS)
PD100517208479 MDPD: COUNTY	2010-05-17 17:00 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES SPECIALTY STORE 5750 NW 183RD ST (SEARS)
PD100527224379 MDPD: COUNTY	2010-05-27 21:15 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: JEWELRY / PRECIOUS METALS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100528224648 MDPD: COUNTY	2010-05-28 02:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL UNLOCKED	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: MISCELLANEOUS STOLEN: CLOTHING / FUR	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6120 NW 186TH ST (SIESTA POINTE APTS #208)
PD100530228550 MDPD: COUNTY	2010-05-30 17:00 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100531229762 MDPD: COUNTY	2010-05-31 16:41 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100603234202 MDPD: COUNTY	2010-06-03 13:17 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100605237226 MDPD: COUNTY	2010-06-04 20:05 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	26C - BURGLARY COMMERCIAL	COMMERCIAL NO FORCE	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES STORAGE 18400 NW 57TH AVE (PUBLIC STORAGE)
PD100606238861 MDPD: COUNTY	2010-06-06 14:40 SUN.	ROBBERY OPEN / PENDING	29 - ROBBERY	COMMERCIAL COMMERCIAL	N.A. HANDGUN STOLEN: CURRENCY / NEGOTIABLE STOLEN: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES SPECIALTY STORE 5920 NW 183RD ST (RADIO SHACK)
PD100607239932 MDPD: COUNTY	2010-06-06 17:19 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	26C - BURGLARY COMMERCIAL	COMMERCIAL OTHER	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: CLOTHING / FUR STOLEN: JEWELRY / PRECIOUS METALS	M 0098	2 1	X-Y COORDINATES STORAGE 18400 NW 57TH AVE (PUBLIC STORAGE)
PD100607240156 MDPD: COUNTY	2010-06-07 13:30 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES PARKING LOT/GARAGE 5710 NW 183RD ST
PD100608241580 MDPD: COUNTY	2010-06-01 00:01 TUE.	ECONOMIC CRIME OPEN / PENDING	54C - CREDIT CARD FRAUD	LOST/STOLEN CREDIT CARD LOST/STOLEN CREDIT CARD	N.A. OTHER STOLEN: MISCELLANEOUS	M 0098	2 1	X-Y COORDINATES RESIDENCE-SINGLE 5701 NW 183RD ST
PD100609243861 MDPD: COUNTY	2010-06-09 19:30 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100610245368 MDPD: COUNTY	2010-06-10 18:20 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: RADIO / STEREO	M 0174	3 2	X-Y COORDINATES RELIGIOUS BLDG 5750 NW 183RD ST (SEARS)
PD100611246173 MDPD: COUNTY	2010-06-11 08:30 FRI.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	OTHER FORGERY	N.A. OTHER N.A.	M 0097	1 1	X-Y COORDINATES MALL/SHOPPING CENTER 18300 NW 62ND AVE (MIAMI GARDENS COMMONS INC)
PD100611246901 MDPD: COUNTY	2010-06-11 17:40 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100613249632 MDPD: COUNTY	2010-06-03 13:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6000 NW 186TH ST (SIESTA POINTE APTS #104)
PD100615252153 MDPD: COUNTY	2010-06-15 11:10 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100616254505 MDPD: COUNTY	2010-06-16 20:35 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: RADIO / STEREO	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100618257422 MDPD: COUNTY	2010-06-18 17:20 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0097	1 1	X-Y COORDINATES HIGHWAY/ROADWAY NW 183RD ST & NW 62ND AVE
PD100621261153 MDPD: COUNTY	2010-06-19 10:47 SAT.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0174	3 2	X-Y COORDINATES OTHER 5710 NW 183RD ST (TIRES PLUS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100621261163 MDPD: COUNTY	2010-06-20 17:00 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	26C - BURGLARY COMMERCIAL	COMMERCIAL N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES STORAGE 18400 NW 57TH AVE (PUBLIC STORAGE)
PD100622262773 MDPD: COUNTY	2010-06-21 10:30 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	26C - BURGLARY COMMERCIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: GUN STOLEN: JEWELRY / PRECIOUS METALS	M 0098	2 1	X-Y COORDINATES STORAGE 18400 NW 57TH AVE (PUBLIC STORAGE)
PD100622263255 MDPD: COUNTY	2010-06-08 00:01 TUE.	ECONOMIC CRIME OPEN / PENDING	54C - CREDIT CARD FRAUD	IDENTITY THEFT IDENTITY THEFT	N.A. OTHER STOLEN: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100628271305 MDPD: COUNTY	2010-06-28 04:14 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES DRUG STORE/HOSPITAL 5701 NW 183RD ST (WALGREENS PHARMACY STORE)
PD100628272463 MDPD: COUNTY	2010-06-28 21:30 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE	M 0174	3 2	X-Y COORDINATES SPECIALTY STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100702278199 MDPD: COUNTY	2010-07-02 09:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: JEWELRY / PRECIOUS METALS	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6120 NW 186TH ST (SIESTA POINTE APTS #202)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100714295551 MDPD: COUNTY	2010-07-14 13:20 WED.	GENERAL INVESTIGATION OPEN / PENDING	270 - LARCENY OVER	OVER N/A - UNKNOWN	N.A. OTHER STOLEN: CLOTHING / FUR STOLEN: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES OTHER 5750 NW 183RD ST (SEARS)
PD100715297204 MDPD: COUNTY	2010-07-15 15:20 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5750 NW 183RD ST (SEARS)
PD100716298715 MDPD: COUNTY	2010-07-16 14:20 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: RADIO / STEREO	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100716298804 MDPD: COUNTY	2010-07-16 11:30 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: RADIO / STEREO STOLEN: OFFICE EQUIPMENT	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6190 NW 186TH ST (SIESTA POINTE APTS #205)
PD100717300048 MDPD: COUNTY	2010-07-17 12:20 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES OTHER 5750 NW 183RD ST (SEARS)
PD100721306426 MDPD: COUNTY	2010-07-21 17:30 WED.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100723308689 MDPD: COUNTY	2010-07-23 08:30 FRI.	ECONOMIC CRIME OPEN / PENDING	54M - MAJOR FRAUD	OTHER SCAM	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST (WINN DIXIE)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100727314455 MDPD: COUNTY	2010-07-27 13:35 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: FOOD / LIQUOR / CONSUMABLE STOLEN AND RECOVERED: RADIO / STEREO	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100727314555 MDPD: COUNTY	2010-07-27 13:30 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: RADIO / STEREO	M 0174	3 2	X-Y COORDINATES RESIDENCE-SINGLE 5750 NW 183RD ST (SEARS)
PD100730318513 MDPD: COUNTY	2010-07-29 20:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	26C - BURGLARY COMMERCIAL	COMMERCIAL N/A - UNKNOWN	N.A. OTHER STOLEN: BICYCLE	M 0097	1 1	X-Y COORDINATES OTHER 18330 NW 62ND AVE (VILLA ESPERANZA)
PD100730319326 MDPD: COUNTY	2010-07-12 22:41 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE	M 0174	3 2	X-Y COORDINATES SPECIALTY STORE 5750 NW 183RD ST (SEARS ESSENTIALS)
PD100801321941 MDPD: COUNTY	2010-08-01 13:00 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100803324919 MDPD: COUNTY	2010-08-03 12:49 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: JEWELRY / PRECIOUS METALS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100804327015 MDPD: COUNTY	2010-08-04 19:00 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100805328356 MDPD: COUNTY	2010-08-05 16:15 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER RECOVERED: EQUIPMENT / TOOL	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100809333639 MDPD: COUNTY	2010-08-09 12:30 MON.	GENERAL INVESTIGATION CLEAR BY EXCEPTION	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100813339587 MDPD: COUNTY	2010-08-13 13:00 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	M 0097	1 1	X-Y COORDINATES HIGHWAY/ROADWAY NW 183RD ST & NW 62ND AVE (ROADWAY)
PD100813339592 MDPD: COUNTY	2010-08-13 13:00 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	MARIJUANA OTHER N.A.	M 0097	1 1	X-Y COORDINATES HIGHWAY/ROADWAY NW 186TH ST & NW 62ND AVE (ROADWAY)
PD100813339684 MDPD: COUNTY	2010-08-13 14:20 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: JEWELRY / PRECIOUS METALS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100814341615 MDPD: COUNTY	2010-08-14 19:36 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER RECOVERED: JEWELRY / PRECIOUS METALS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST
PD100814341746 MDPD: COUNTY	2010-08-14 21:30 SAT.	DOMESTIC CRIME CLEAR BY ARREST	32 - ASSAULT	CHILD ABUSE N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES RESIDENCE-SINGLE 6070 NW 186TH ST (CORAL GATE WEST)
PD100822352859 MDPD: COUNTY	2010-08-22 11:14 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100826359076 MDPD: COUNTY	2010-08-26 18:10 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0097	1 1	X-Y COORDINATES RESIDENCE-SINGLE NW 186TH ST & NW 62ND AVE
PD100830364588 MDPD: COUNTY	2010-08-30 13:28 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100830364984 MDPD: COUNTY	2010-08-30 18:09 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)
PD100906375254 MDPD: COUNTY	2010-09-06 17:40 MON.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER STOLEN: CREDIT CARD / NON-NEGOTIABLE	M 0174	3 2	X-Y COORDINATES PARKING LOT/GARAGE 5850 NW 183RD ST (WINN DIXIE)
PD100907376126 MDPD: COUNTY	2010-09-07 13:30 TUE.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES GOV'T/PUBLIC BLDG 6193 NW 183RD ST
PD100921396207 MDPD: COUNTY	2010-09-20 15:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 5960 NW 186TH ST (SIESTA POINTE)
PD100925402922 MDPD: COUNTY	2010-09-25 12:56 SAT.	ECONOMIC CRIME OPEN / PENDING	54C - CREDIT CARD FRAUD	LOST/STOLEN CREDIT CARD LOST/STOLEN CREDIT CARD	N.A. OTHER STOLEN: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST (WINN DIXIE)
PD100926403899 MDPD: COUNTY	2010-09-26 11:40 SUN.	GENERAL INVESTIGATION OPEN / PENDING	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES SPECIALTY STORE 5820 NW 183RD ST (DOLLAR TREE)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD100930409597 MDPD: COUNTY	2010-09-30 14:06 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: COMPUTER EQUIPMENT	M 0097	1 1	X-Y COORDINATES APARTMENT/CONDO 18500 NW 62ND AVE (VILLA EZPERANZA APTS #308)
PD101017434803 MDPD: COUNTY	2010-10-17 16:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: JEWELRY / PRECIOUS METALS STOLEN: COMPUTER EQUIPMENT	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6120 NW 186TH ST (SIESTA POINTE APTS #101)
PD101028449649 MDPD: COUNTY	2010-10-27 23:00 WED.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 6090 NW 186TH ST (SIESTA POINT APTS)
PD101031454936 MDPD: COUNTY	2010-10-31 15:13 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CLOTHING / FUR	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101104461229 MDPD: COUNTY	2010-11-04 01:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6100 NW 186TH ST (SEISTA POINT)
PD101104461504 MDPD: COUNTY	2010-11-04 21:30 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	52 - NARCOTICS INVESTIGATION	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0097	1 1	X-Y COORDINATES RESIDENCE-SINGLE NW 183RD ST & NW 62ND AVE
PD101106463652 MDPD: COUNTY	2010-11-06 11:00 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES INDUSTRIAL/MFG 5750 NW 183RD ST (K-MART)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD101106464124 MDPD: COUNTY	2010-11-06 17:00 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (K-MART)
PD101108466552 MDPD: COUNTY	2010-11-08 12:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0174	3 2	X-Y COORDINATES PARKING LOT/GARAGE 5750 NW 183RD ST
PD101112472151 MDPD: COUNTY	2010-11-12 07:29 FRI.	DOMESTIC CRIME CLEAR BY ARREST	32D - DOMESTIC ASSAULT	BATTERY N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5930 NW 186TH ST (SIESTA POINTE)
PD101114476184 MDPD: COUNTY	2010-11-14 14:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6100 NW 186TH ST (SIESTA POINT APTS)
PD101116478683 MDPD: COUNTY	2010-10-10 00:00 SUN.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE OTHER	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 6090 NW 186TH ST (CORAL GATE APTS)
PD101116478939 MDPD: COUNTY	2010-11-16 07:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 6090 NW 186TH ST (SIESTA POINT)
PD101117480184 MDPD: COUNTY	2010-11-17 15:50 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101123488981 MDPD: COUNTY	2010-11-23 16:17 TUE.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. THREAT / INTIMIDATION N.A.	M 0174	3 2	X-Y COORDINATES SUPERMARKET 5850 NW 183RD ST (WINN DIXIE)
PD101124490698 MDPD: COUNTY	2010-11-24 19:05 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: CAMERA / PHOTO EQUIPMENT STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD101128495155 MDPD: COUNTY	2010-11-27 21:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	270 - LARCENY OVER	OVER N/A - UNKNOWN	N.A. OTHER STOLEN: TV / VIDEO / VCR / DVD STOLEN: CAMERA / PHOTO EQUIPMENT	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101129497502 MDPD: COUNTY	2010-11-29 09:00 MON.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5930 NW 186TH ST (SIESTA POINTE APTS)
PD101129497814 MDPD: COUNTY	2010-11-29 22:15 MON.	GENERAL INVESTIGATION OPEN / PENDING	32 - ASSAULT	N.A. N/A - UNKNOWN	N.A. HANDS / FIST / FEET N.A.	M 0098	2 1	X-Y COORDINATES SPECIALTY STORE 5701 NW 183RD ST (WALGREENS)
PD101204504554 MDPD: COUNTY	2010-12-04 11:30 SAT.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101208510316 MDPD: COUNTY	2010-12-07 18:00 TUE.	GENERAL INVESTIGATION OPEN / PENDING	28 - VANDALISM	N.A. N/A - UNKNOWN	N.A. OTHER N.A.	M 0097	1 1	X-Y COORDINATES APARTMENT/CONDO 18400 NW 62ND AVE (VILLA ESPERANZA)
PD101210512932 MDPD: COUNTY	2010-12-09 16:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER STOLEN: CURRENCY / NEGOTIABLE STOLEN: JEWELRY / PRECIOUS METALS	M 0097	1 1	X-Y COORDINATES APARTMENT/CONDO 18340 NW 62ND AVE (VILLA ESPERANZA)
PD101210513210 MDPD: COUNTY	2010-12-10 12:17 FRI.	GENERAL INVESTIGATION OPEN / PENDING	54 - FRAUD	N.A. N/A - UNKNOWN	N.A. OTHER STOLEN: MISCELLANEOUS STOLEN: CREDIT CARD / NON-NEGOTIABL E	M 0174	3 2	X-Y COORDINATES CONVENIENCE STORE 5850 NW 183RD ST

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD101212516592 MDPD: COUNTY	2010-12-12 14:50 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101214519975 MDPD: COUNTY	2010-12-11 18:00 SAT.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 5900 NW 186TH ST (SIESTA POINTE APTS #105)
PD101217523417 MDPD: COUNTY	2010-12-16 22:00 THU.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 6090 NW 186TH ST (SIESTA POINTE APTS)
PD101218525411 MDPD: COUNTY	2010-12-18 10:58 SAT.	ROBBERY CLEAR BY ARREST	29 - ROBBERY	SHOPLIFTER SHOPLIFTER	N.A. HANDS / FIST / FEET STOLEN AND RECOVERED: CLOTHING / FUR STOLEN AND RECOVERED: MISCELLANEOUS STOLEN AND RECOVERED: OFFICE EQUIPMENT	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (K-MART)
PD101219527073 MDPD: COUNTY	2010-12-19 13:30 SUN.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101220528539 MDPD: COUNTY	2010-12-20 15:25 MON.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: MISCELLANEOUS	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)

Case # Agency	From Date From Time From Day	Case Type Clearance	Signal	Classification M.O.	Drug Weapon Property	District Grid	Patrol Quadrant	Geo. Status Location Type Location (Business/Area)
PD101222531553 MDPD: COUNTY	2010-12-22 13:43 WED.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: OFFICE EQUIPMENT	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101222532291 MDPD: COUNTY	2010-12-22 16:30 WED.	GENERAL INVESTIGATION OPEN / PENDING	22S - AUTO THEFT STOLEN	VEHICLE N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES PARKING LOT/GARAGE 5701 NW 183RD ST (WALGREENS)
PD101224534725 MDPD: COUNTY	2010-12-24 14:00 FRI.	GENERAL INVESTIGATION OPEN / PENDING	26R - BURGLARY RESIDENTIAL	RESIDENTIAL N/A - UNKNOWN	N.A. OTHER N.A.	M 0098	2 1	X-Y COORDINATES APARTMENT/CONDO 5830 NW 186TH ST (SIESTA POINTED APTS #108)
PD101228540193 MDPD: COUNTY	2010-12-28 13:29 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES CONVENIENCE STORE 5750 NW 183RD ST (KMART)
PD101228540815 MDPD: COUNTY	2010-12-28 20:45 TUE.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101230543714 MDPD: COUNTY	2010-12-30 19:45 THU.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN AND RECOVERED: TV / VIDEO / VCR / DVD	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (KMART)
PD101231544536 MDPD: COUNTY	2010-12-31 12:22 FRI.	GENERAL INVESTIGATION CLEAR BY ARREST	27U - LARCENY UNDER	UNDER N/A - UNKNOWN	N.A. OTHER STOLEN: RADIO / STEREO	M 0174	3 2	X-Y COORDINATES DEPT/DISCOUNT STORE 5750 NW 183RD ST (SEARS)

154 Total Incidents